

CROSSINGS ON WATSONVILLE ROAD  
15440 WATSONVILLE ROAD  
MORGAN HILL, CALIFORNIA

Arborist's report prepared by McClenahan Consulting, LLC  
dated August 20, 2020  
see complete report for photos and additional information

**Tree Descriptions**  
**1 Blue gum compactus** (*Eucalyptus globulus* 'Compactus')  
**Diameter:** Est 46" Multi trunk  
**Height:** 55' Spread: 36'  
**Condition:** Fair  
**Location:** East fence  
**Observation:**  
Interior deadwood. Insect damage. Weak branch attachments.

**2 Blue gum compactus**  
**Diameter:** Est 42" Multi trunk  
**Height:** 50' Spread: 40'  
**Condition:** Fair  
**Location:** East fence  
**Observation:**  
Interior deadwood. Insect damage. Weak branch attachments.

**3 Blue gum compactus**  
**Diameter:** 24.2, 18.6 Multi trunk  
**Height:** 35' Spread: 28'  
**Condition:** Poor  
**Location:** East fence  
**Observation:**  
Heavy accumulation of deadwood and some dieback. Poor structure.

**4 Blue gum compactus**  
**Diameter:** Est 85" at base Multi trunk  
**Height:** 65' Spread: 40'  
**Condition:** Fair  
**Location:** East fence  
**Observation:**  
Interior deadwood. Insect damage. Weak branch attachments.

**5 Black walnut** (*Juglans hindsii*)  
**Diameter:** 9.9, 9.3" Multi trunk  
**Height:** 25' Spread: 30'  
**Condition:** Fair  
**Location:** South side of lot  
**Observation:**  
Scaffold limbs exhibit weak attachments.

**6 Black walnut**  
**Diameter:** 21" at base Multi trunk  
**Height:** 22' Spread: 25'  
**Condition:** Poor to Fair  
**Location:** South side of lot  
**Observation:**  
Scaffold limbs exhibit weak attachments. Below average vigor. Adjacent walnut has four stems less than 11-inches.

**7 Coast redwood** (*Sequoia sempervirens*)  
**Diameter:** 8.3"  
**Height:** 25' Spread: 12'  
**Condition:** Poor to Fair  
**Location:** South side of lot  
**Observation:**  
Significant drought stress.

**8 Coast redwood**  
**Diameter:** 11.8"  
**Height:** 28' Spread: 12'  
**Condition:** Poor  
**Location:** South side of lot  
**Observation:**  
Significant drought stress.

**9 Coast redwood**  
**Diameter:** 11"  
**Height:** 30' Spread: 12'  
**Condition:** Poor  
**Location:** South side of lot  
**Observation:**  
Significant drought stress.

**10 Coast redwood**  
**Diameter:** 9.9"  
**Height:** 15' Spread: 12'  
**Condition:** Poor  
**Location:** Frontage  
**Observation:**  
Significant drought stress.

**11 Coast redwood**  
**Diameter:** 12.3"  
**Height:** 20' Spread: 10'  
**Condition:** Poor  
**Location:** Frontage  
**Observation:**  
Significant drought stress.

**12 Coast redwood**  
**Diameter:** 9.3"  
**Height:** 20' Spread: 10'  
**Condition:** Poor  
**Location:** Frontage  
**Observation:**  
Significant drought stress.

**13 Coast redwood**  
**Diameter:** 9.6"  
**Height:** 18' Spread: 10'  
**Condition:** Poor  
**Location:** Frontage  
**Observation:**  
Significant drought stress.

**14 Coast live oak** (*Quercus agrifolia*)  
**Diameter:** 11.9" Low branching  
**Height:** 15' Spread: 14'  
**Condition:** Fair  
**Location:** Frontage  
**Observation:**  
Cluster of three trees creating one canopy.

**15 Coast live oak**  
**Diameter:** 13.9, 16.4" Low branching  
**Height:** 25' Spread: 30'  
**Condition:** Fair  
**Location:** Frontage  
**Observation:**  
Cluster of three trees creating one canopy.

**16 Coast live oak**  
**Diameter:** 16.3" Low branching  
**Height:** 22' Spread: 20'  
**Condition:** Fair  
**Location:** Frontage  
**Observation:**  
Cluster of three trees creating one canopy.

**17 Coast live oak**  
**Diameter:** 17.3"  
**Height:** 35' Spread: 30'  
**Condition:** Fair  
**Location:** Frontage  
**Observation:**  
Bifurcation at 10'.

**18 Coast redwood**  
**Diameter:** 7.3"  
**Height:** 12' Spread: 9'  
**Condition:** Dead  
**Location:** Frontage  
**Observation:**  
Top half dead.

**19 Coast redwood**  
**Diameter:** 13.1"  
**Height:** 18' Spread: 9'  
**Condition:** Very Poor  
**Location:** Frontage  
**Observation:**  
Dead

**20 Black walnut**  
**Diameter:** 18.6"  
**Height:** 20' Spread: 20'  
**Condition:** Poor to Fair  
**Location:** Frontage  
**Observation:**  
Dieback observed. 16-inch decaying stump sprout is 3-feet to the south

**21 Coast redwood**  
**Diameter:** 14.1"  
**Height:** 23' Spread: 10'  
**Condition:** Poor to Fair  
**Location:** Frontage  
**Observation:**  
Crowded by other trees. Drought stressed.

**22 Coast redwood**  
**Diameter:** 13.2"  
**Height:** 20' Spread: 12'  
**Condition:** Poor to Fair  
**Location:** Frontage  
**Observation:**  
Drought stressed.

**23 Coast redwood**  
**Diameter:** 9.3"  
**Height:** 20' Spread: 9'  
**Condition:** Very Poor  
**Location:** Frontage  
**Observation:**  
Mostly dead

**24 Coast redwood**  
**Diameter:** 7.6"  
**Height:** 12' Spread: 9'  
**Condition:** Very Poor  
**Location:** Frontage  
**Observation:**  
Mostly dead

**25 Coast live oak**  
**Diameter:** 7.4"  
**Height:** 12' Spread: 15'  
**Condition:** Fair  
**Location:** Frontage  
**Observation:**  
Leans away from adjacent oak

**26 Coast live oak**  
**Diameter:** 12.8"  
**Height:** 20' Spread: 20'  
**Condition:** Fair  
**Location:** Frontage  
**Observation:**  
Narrow scaffold limb attachments. Under power lines

**27 Coast live oak**  
**Diameter:** 15.9" Low branching  
**Height:** 20' Spread: 25'  
**Condition:** Fair  
**Location:** Frontage  
**Observation:**  
East lean. Low scaffold limb covered with old vine.

**28 Coast live oak**  
**Diameter:** 8.3"  
**Height:** 15' Spread: 8'  
**Condition:** Fair  
**Location:** Frontage  
**Observation:**  
Leans away from larger oak.

**29 Coast live oak**  
**Diameter:** 9.6"  
**Height:** 20' Spread: 16'  
**Condition:** Fair  
**Location:** Frontage  
**Observation:**  
Leans away from larger oak.

**30 Coast live oak**  
**Diameter:** 7.6"  
**Height:** 20' Spread: 12'  
**Condition:** Fair  
**Location:** Frontage  
**Observation:**  
Leans away from larger oak.

**31 Coast live oak**  
**Diameter:** 19.9"  
**Height:** 24' Spread: 25'  
**Condition:** Fair  
**Location:** Frontage  
**Observation:**  
East lean. Lower third of crown covered with vine.

**32 Coast live oak**  
**Diameter:** 9.7"  
**Height:** 18' Spread: 16'  
**Condition:** Fair  
**Location:** Frontage  
**Observation:**  
Leans to east. Under power lines.

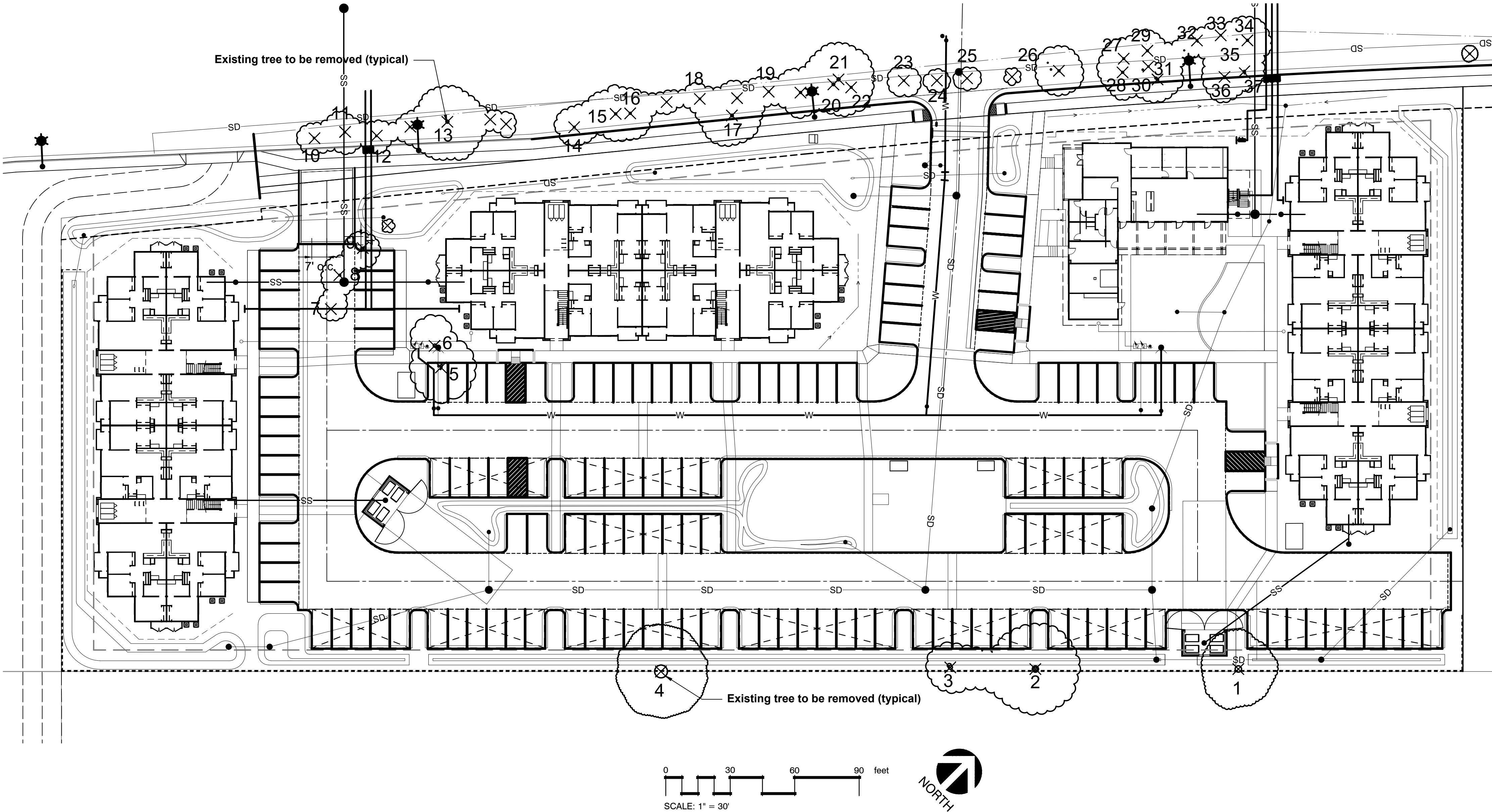
**33 Coast live oak**  
**Diameter:** 15.1"  
**Height:** 20' Spread: 20'  
**Condition:** Fair  
**Location:** Frontage  
**Observation:**  
East lean. Vines on low limbs.

**34 Coast live oak**  
**Diameter:** 11.9, 16.6" Multi trunk  
**Height:** 25' Spread: 30'  
**Condition:** Fair  
**Location:** Frontage  
**Observation:**  
Narrow scaffold limb attachments. Under power lines

**35 Coast live oak**  
**Diameter:** 25.4"  
**Height:** 20' Spread: 40'  
**Condition:** Fair  
**Location:** Frontage  
**Observation:**  
Topped for line clearance.

**36 Coast redwood**  
**Diameter:** 8, 7, 6" Multi trunk  
**Height:** 18' Spread: 16'  
**Condition:** Fair  
**Location:** Frontage  
**Observation:**  
Under power lines.

**37 Coast live oak**  
**Diameter:** 6.8"  
**Height:** 18' Spread: 18'  
**Condition:** Fair  
**Location:** Frontage at fence  
**Observation:**  
East lean. Minor twig blight.



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REVISIONS



EXISTING  
TREE SURVEY

JOB NO. 202023

SCALE 1" = 30' - 0"

DRAWN MA

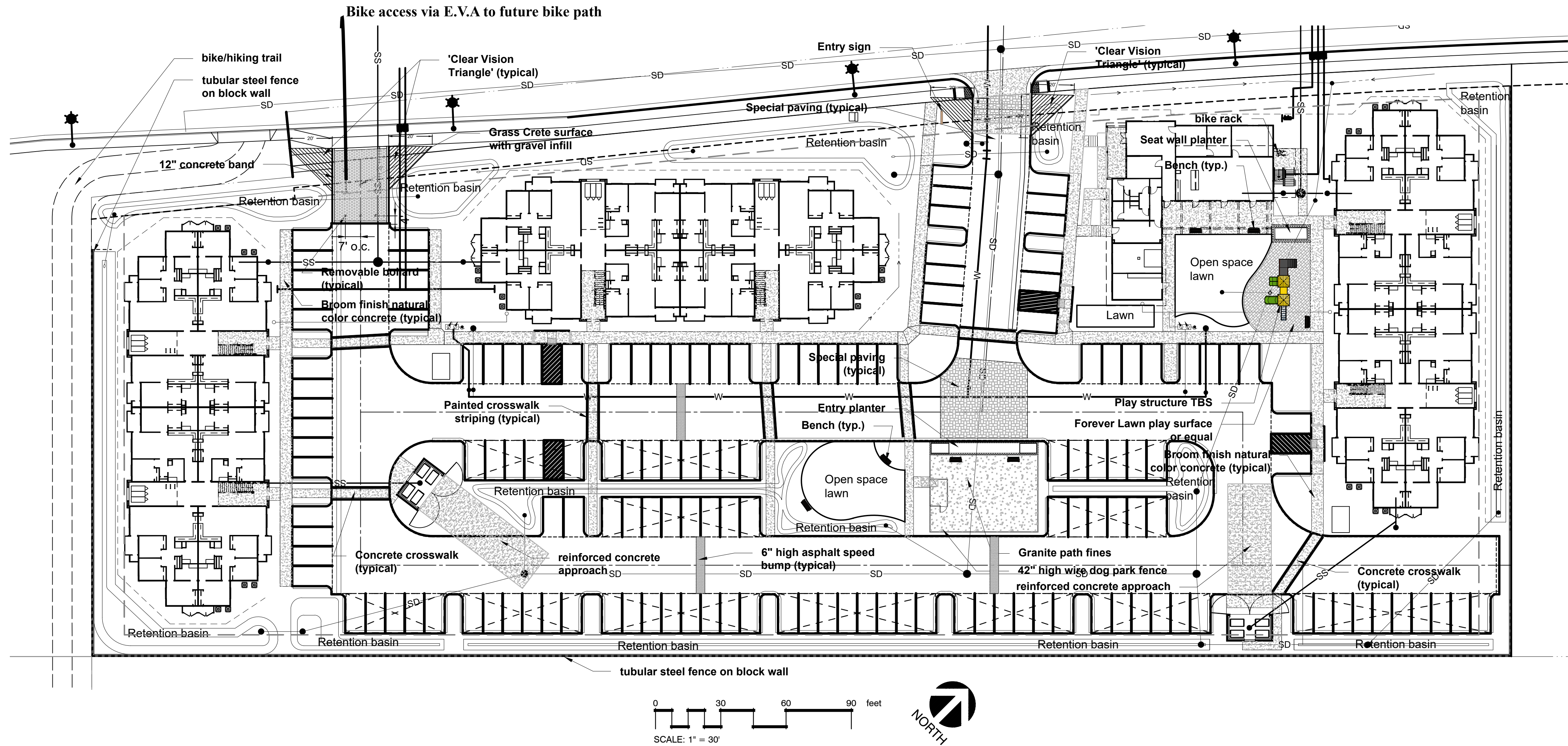
SHEET

CHECK JC/MA

DATE 10.2.2020

T-1.0





HARDSCAPE MATERIALS LEGEND

KEY	DESCRIPTION	MATERIAL	COLOR/FINISH	REMARKS
	Access streets	Asphalt	black A/C	see Civil Plans
	Special paving at entry/intersection	Concrete pavers	Greystone/Stonetop paver pattern	by Bella Vista
	Cross walks	Concrete	natural gray/broom finish	see Civil details
	Cross walk striping	asphalt	paint white	12" wide
	Reinforced approach at trash enclosures	concrete	natural gray/broom finish	see Civil details
	Speed bumps	Asphalt	paint white	4' wide x 6" high
	Dog Park	Granite path fines	Cal Gold	over 3/4" base rock
	Tot Lot surface	Forever Lawn	green	with safety fall zone
	EVA surface	GrassPave2	black	fill cells with granite path fines
	Wall and fence	Split face block Tubular steel fence	Greystone/Ridgestone style black	by Bella Vista by FenceWorks or equal product

AMENITIES SCHEDULE

SYMBOL	DESCRIPTION	QTY	manufacturer	color/finish	size	2020-09-29 11:29 model #
	Thomas Steele LVB-5-W LVB-5-W Livingston Bench Series. 66" Length, 33" Height and 24" Depth. Square steel tube frame construction with lpe Wood slats and armrests.	7	Thomas Steele	Lexington Green	66" x 33" x 24"	LVB-5-W
	Madrax U190 2 bike, surface or in ground mount.	1	Madrax	Lexington Green	22" x 34" x 2 3/8"	U238-SF-P
	Reliance Foundry Powder Coated Removable Bollard R-8464-RA with removable, lockable mounting. Stainless Steel with black powder coat finish.	3	Reliance Foundry	black powder coat	4 1/2" x 35 1/2"	R-8464-RA

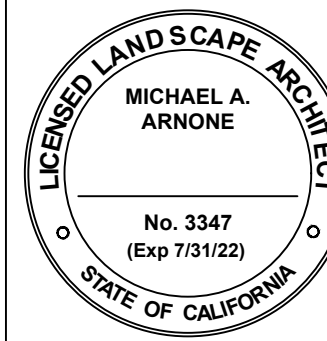
CROSSINGS ON WATSONVILLE ROAD  
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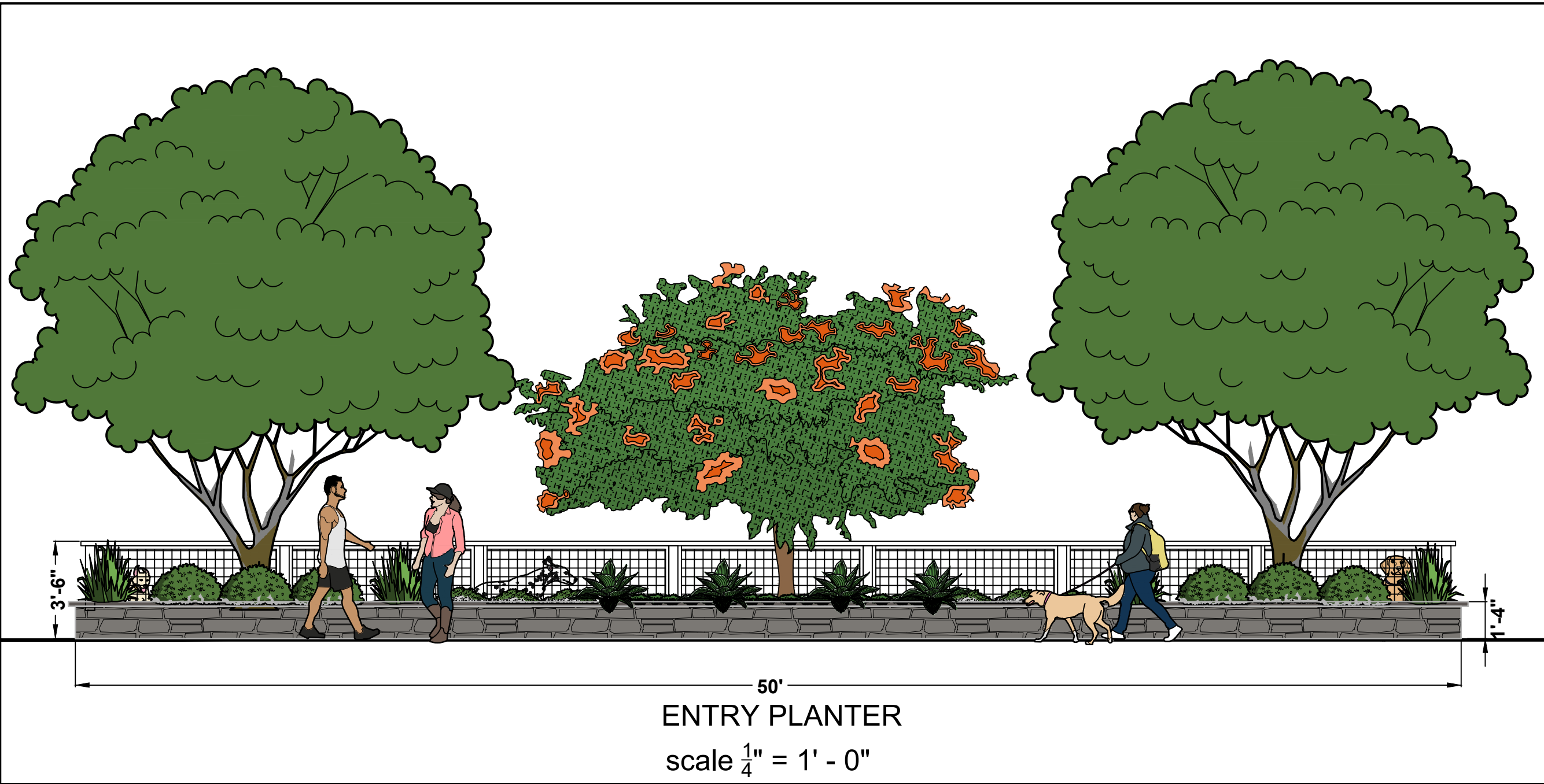
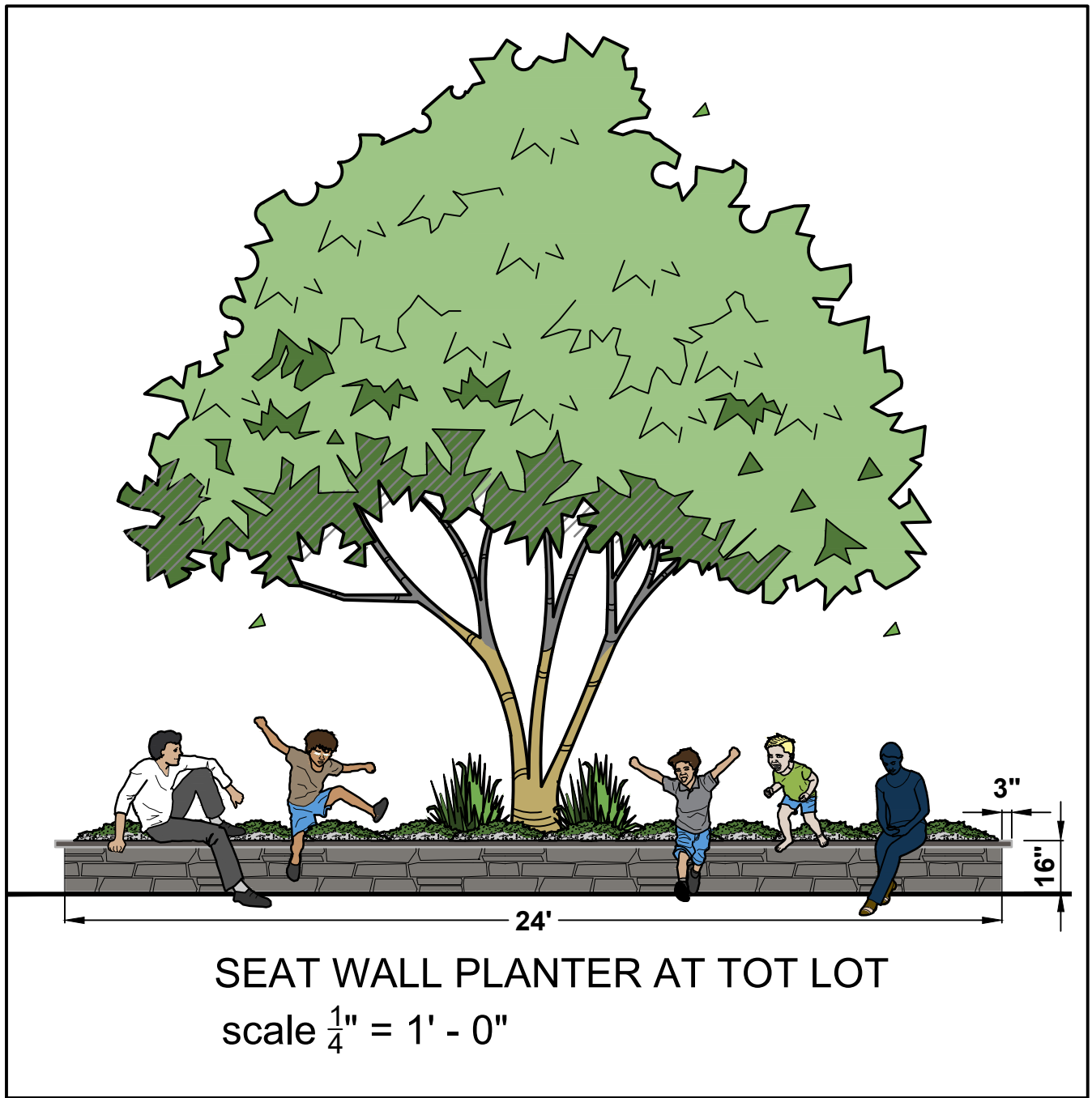
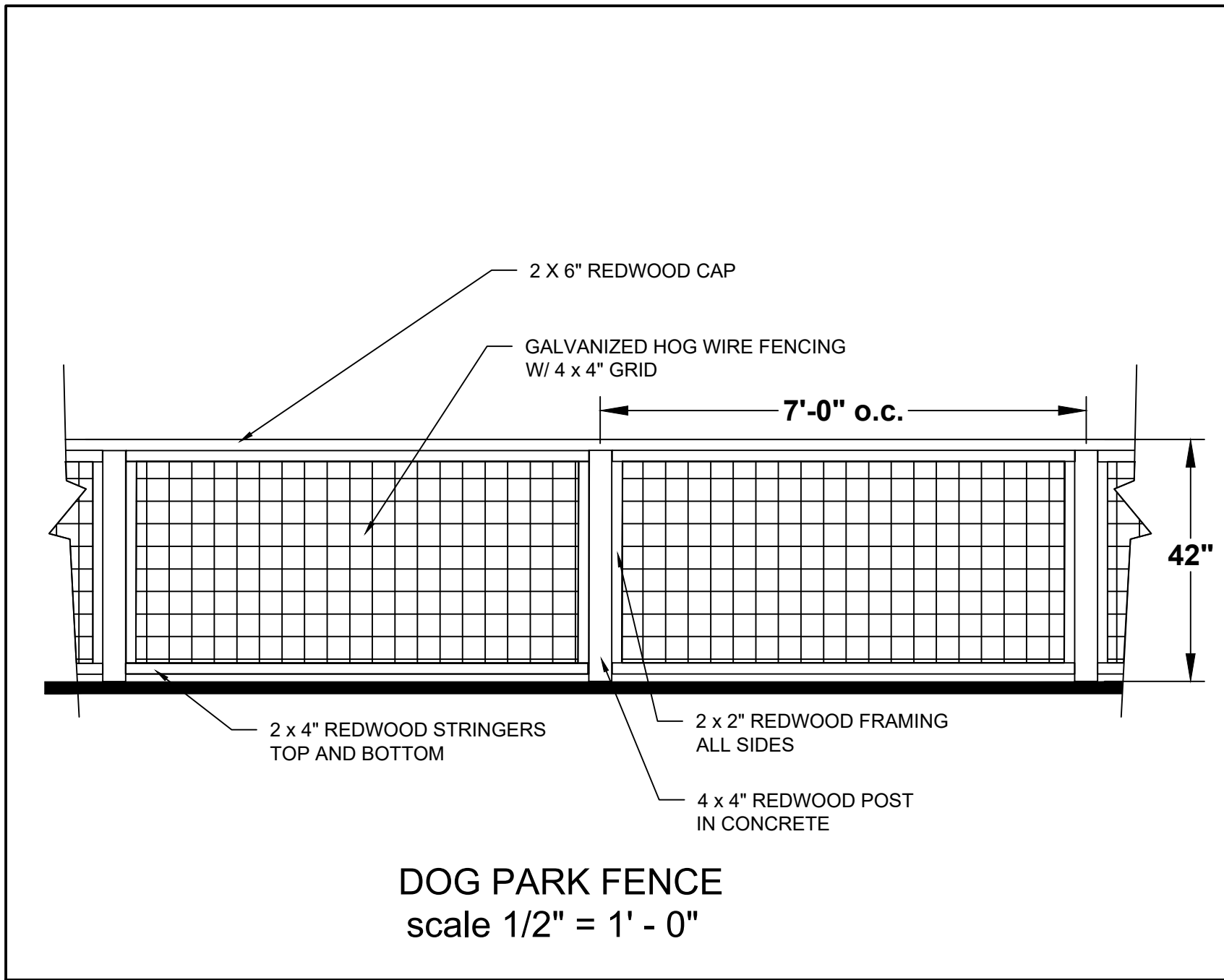
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REVISIONS



HARDSCAPE PLAN



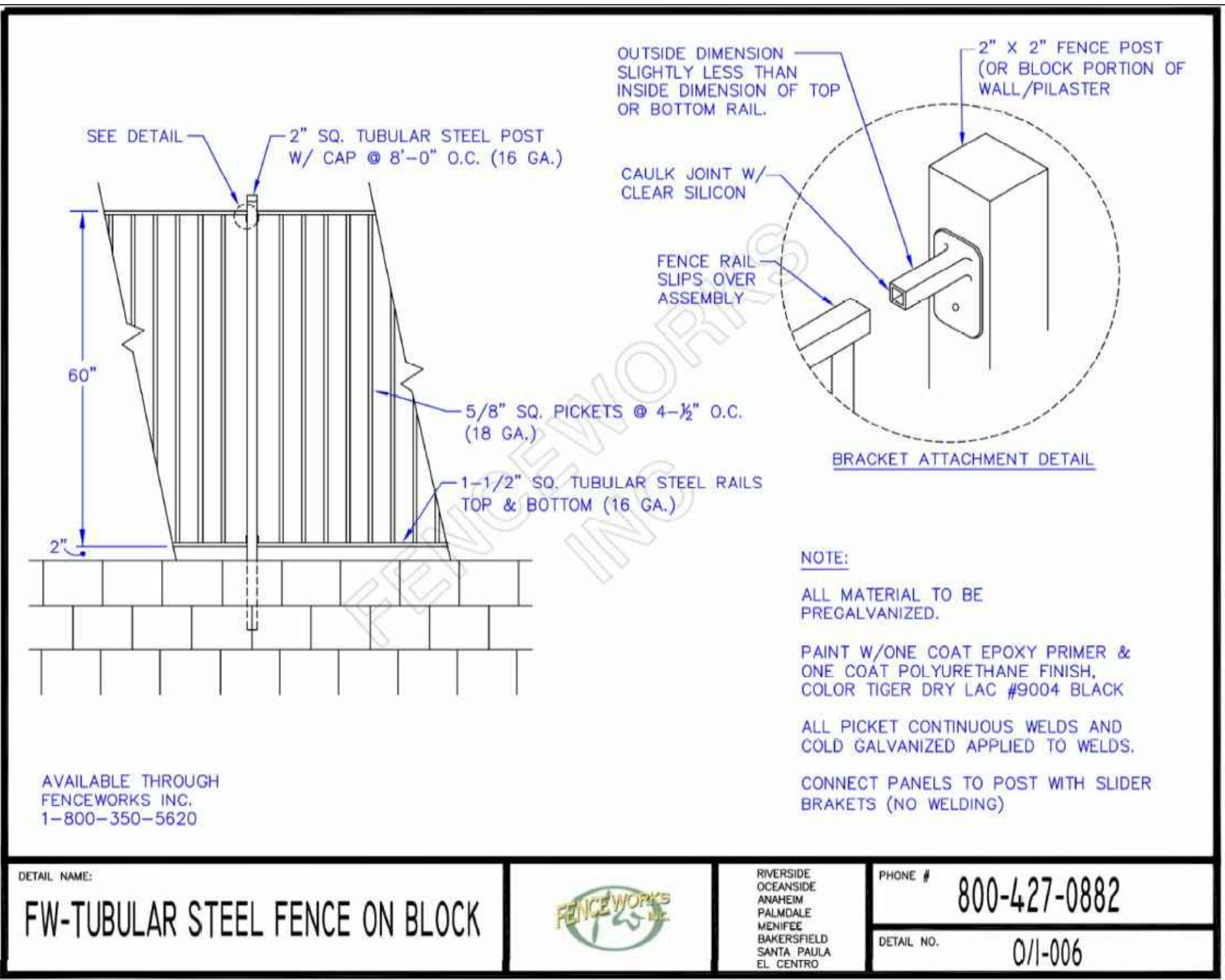
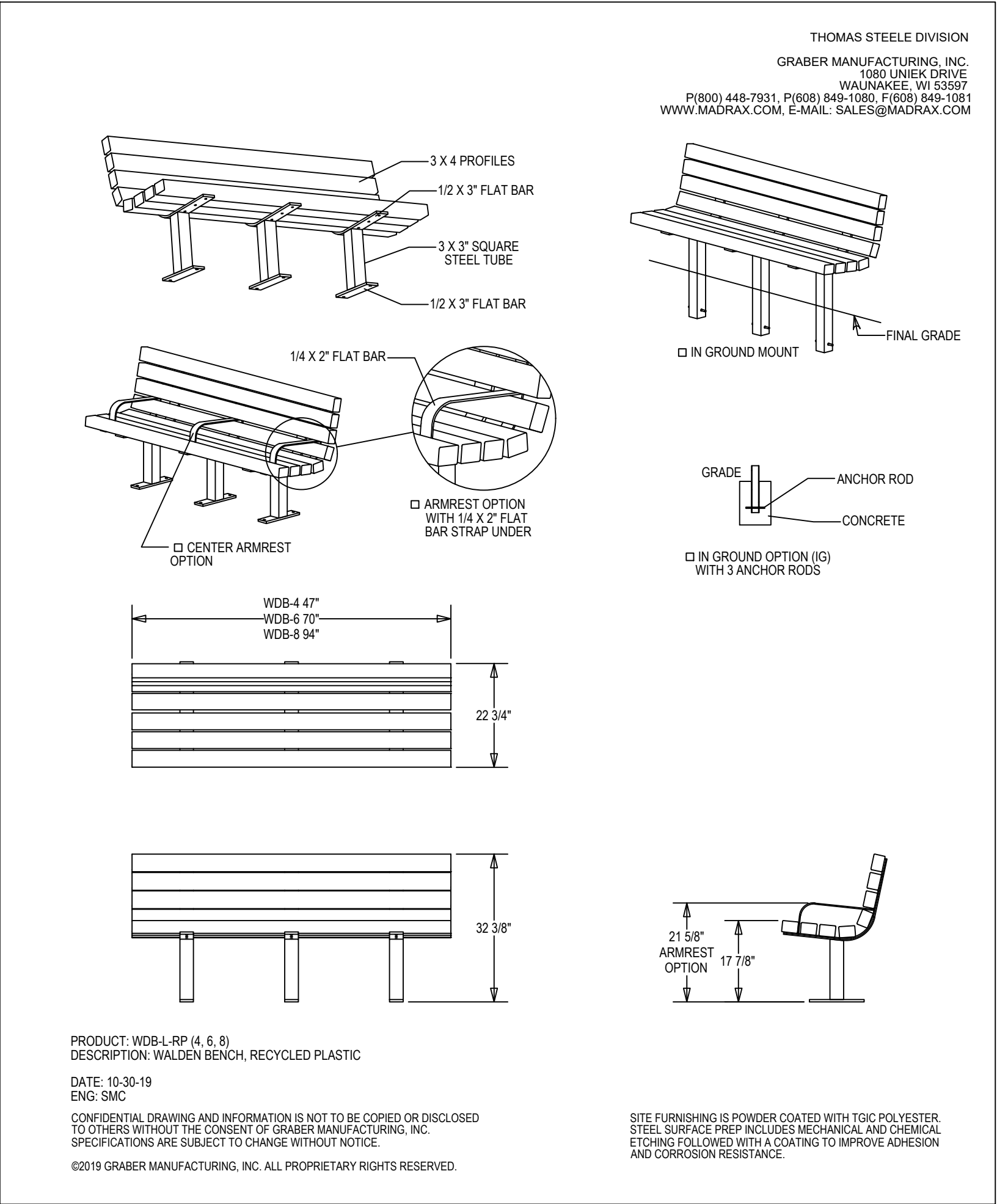
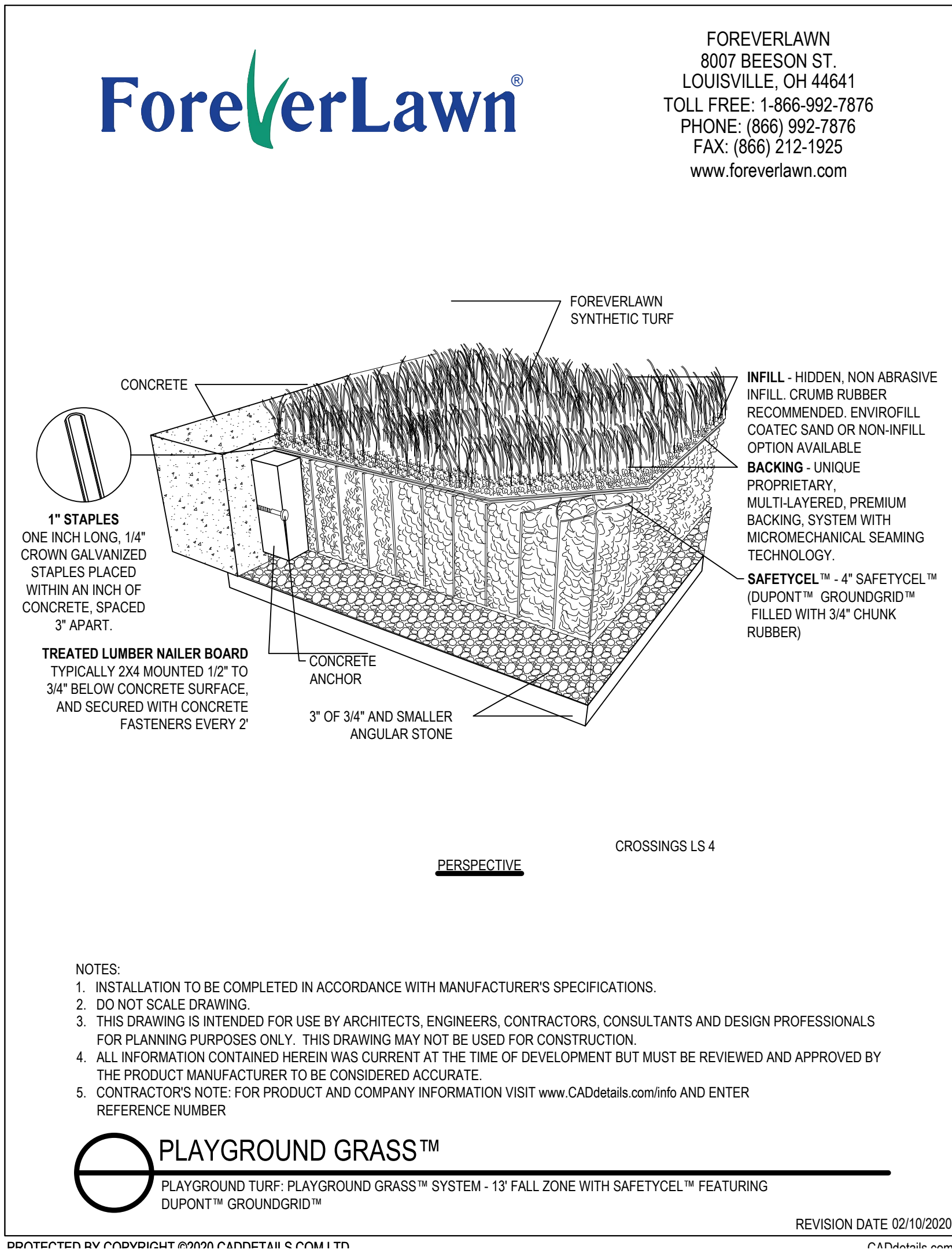


Stonetop Specifications:

Greystone

Compressive Strength: Average 8000psi (55MPa), Conforms to ASTM C936 requirements.

A: Jumbo	B: Rectangle	C: Square
Thickness: 2.375"		



mike@arnonelandscape.com 831.462.4988

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REVISIONS

NO. 3347  
(Exp 7/31/22)  
STATE OF CALIFORNIA

HARDSCAPE  
DETAILS &  
ELEVATIONS

JOB NO. 202023  
SCALE as noted  
DRAWN MA SHEET  
CHECK JC/MA  
DATE 10.2.2020 L-1.1



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15440 WATSONVILLE ROAD  
MORGAN HILL, CALIFORNIA

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REVISIONS



HARDSCAPE PLAN  
DETAILS &  
ELEVATIONS

JOB NO. 202023

SCALE not to scale

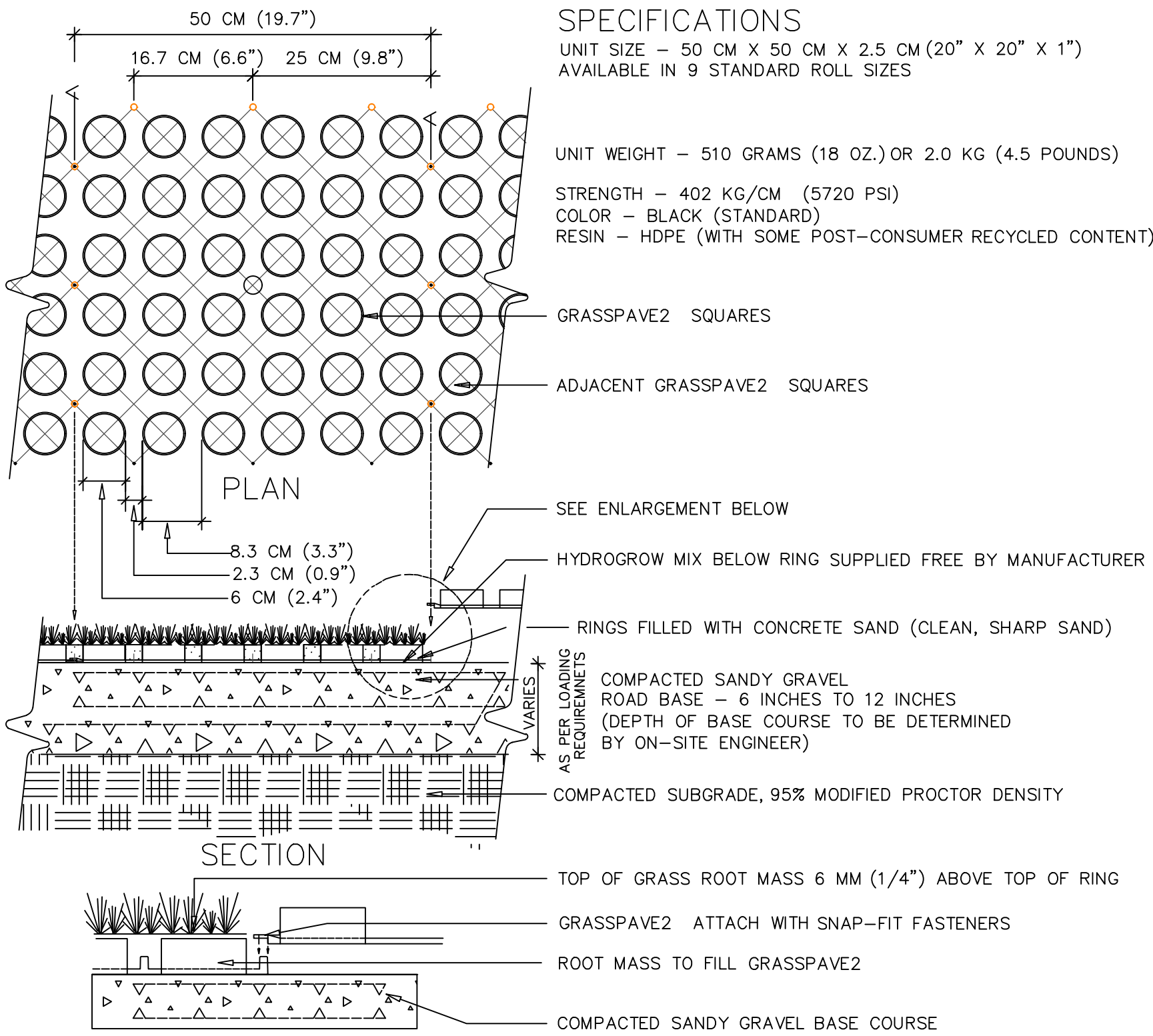
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DATE 10.2.2020

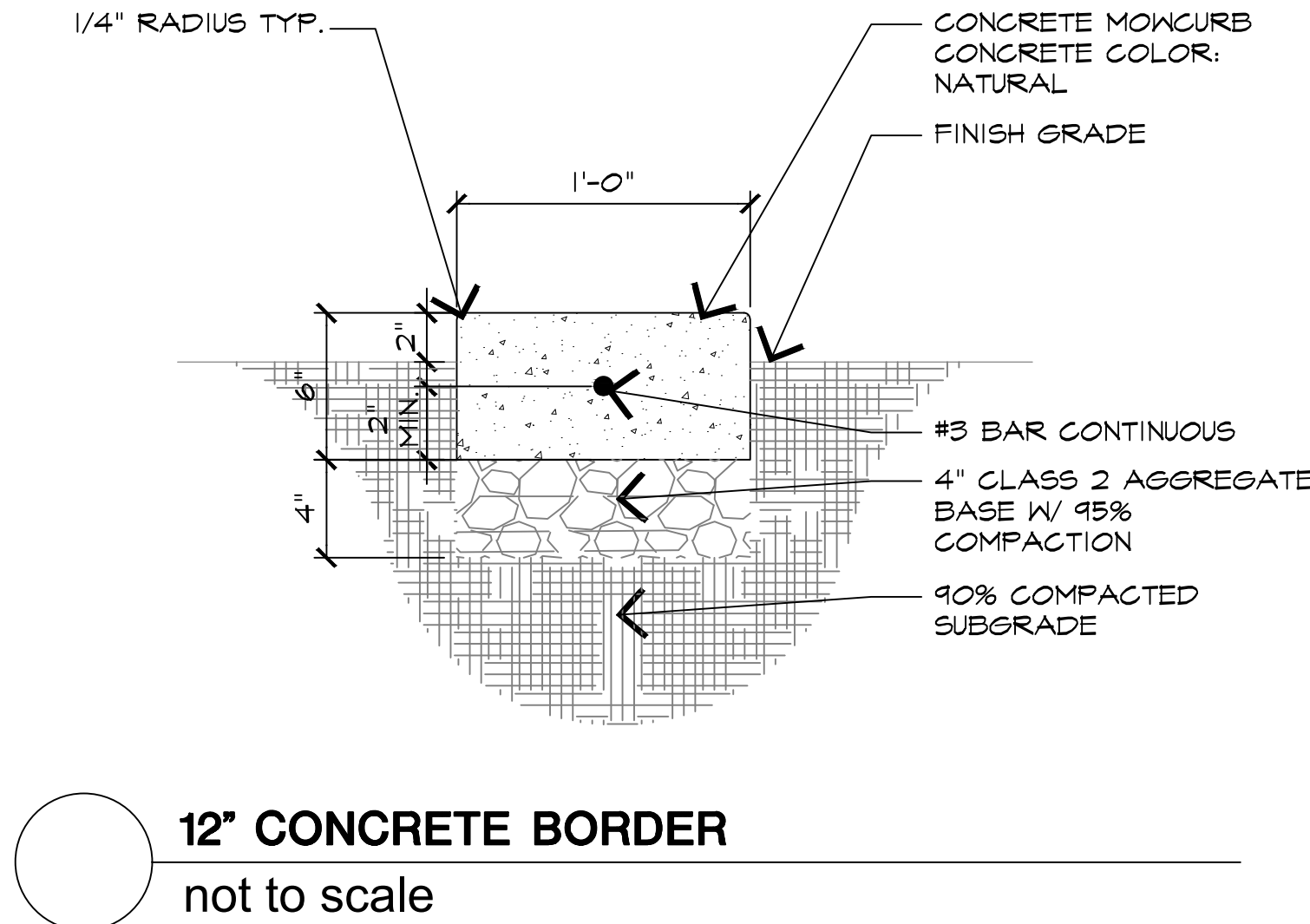
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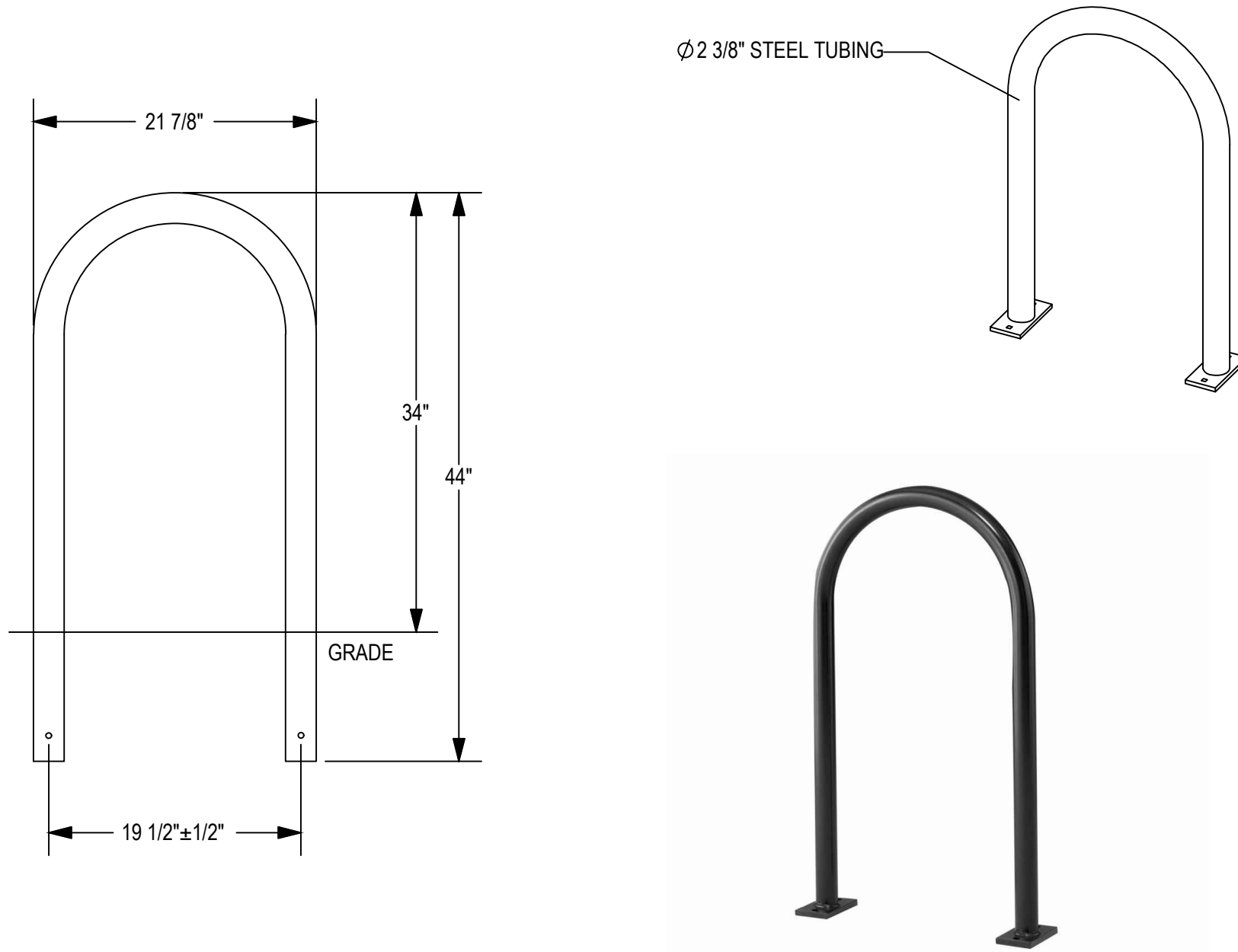
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TYPICAL GRASSPAVE2 DETAIL

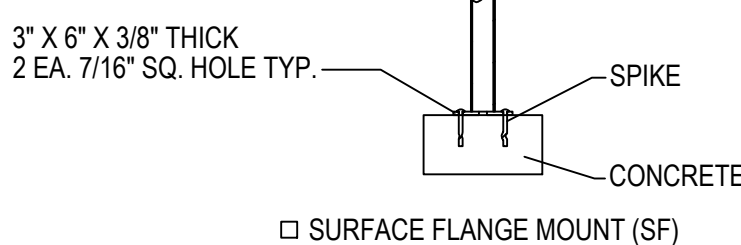
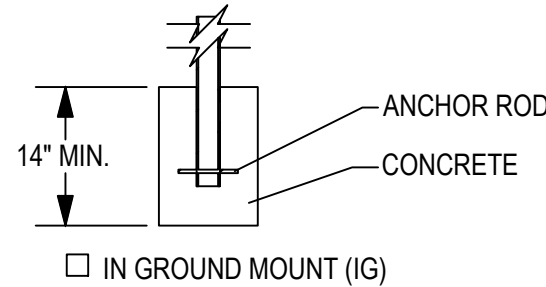
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Invisible Structures, Inc.  
GPDET.DWG  
1597 COLE BLVD., SUITE 310  
GOLDEN, COLORADO 80401  
800-331-1910 OR 303-333-8083  
Fax: 303-333-8082  
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CHECK DESIRED MOUNT



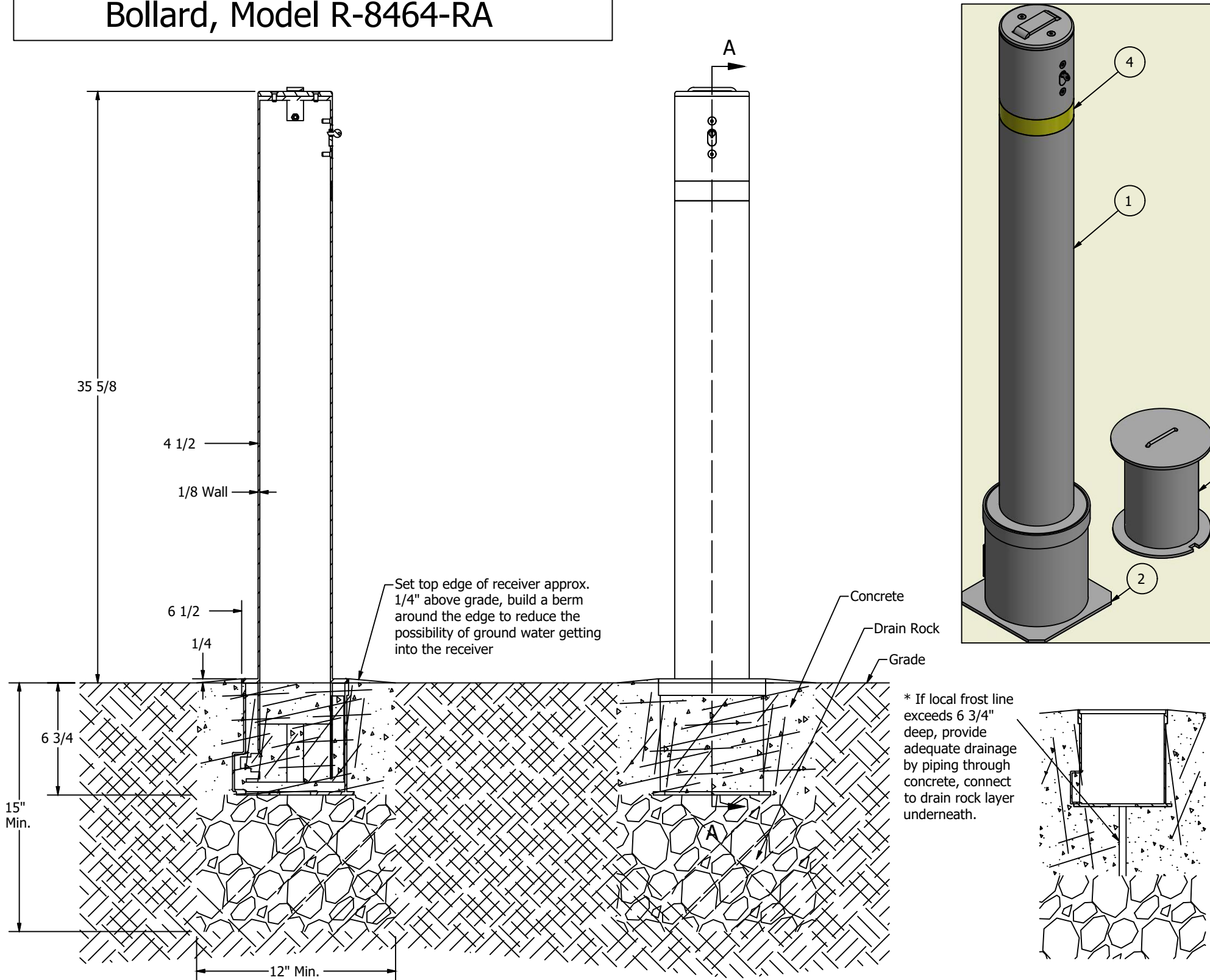
PRODUCT: U238-IG(SF)  
DESCRIPTION: "U" BIKE RACK  
2 BIKE, SURFACE OR IN GROUND MOUNT  
DATE: 10-4-18  
ENG: SMC

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Bollard, Model R-8464-RA

Number of keys included: 2



Notes:

Embedment details are for reference illustration only. Minimum foundation sizes depend on local soil conditions, weather conditions, and engineering requirements. Bollard is provided as shown, with parts listed below. Concrete foundation and/or installation not provided by Reliance Foundry. This drawing is not drawn to scale. Dimensions provided herein is for reference only. Please consult Reliance Foundry sales professionals if any dimension is critical to your particular installation. Reliance Foundry reserves the right to amend design and specifications without prior notice for product improvement.

PARTS LIST					
ITEM	QTY	PART NUMBER	DESCRIPTION	MATERIAL	WEIGHT
1	1	R8464RA	R8464RA Removable Bollard Assembly	Stainless Steel 316	25 lbs
2	1	R8464R	R8464R Removable Bollard Receiver	Steel Hot Dip Galvanized	7 3/4 lbs
3	1	R8464RC	R8464RC Removable Bollard Receiver Cover	Steel Hot Dip Galvanized	5 3/8 lbs
4	1	Reflective Tape (Optional)	Optional Reflective Tape, Max. 1-1/8" Width	Plastic	

**RELIANCE FOUNDRY**  
SINCE 1925  
Unit 207, 6450 - 148 Street, Surrey, BC V3S 7G7, Canada  
1-877-789-3245 info@reliance-foundry.com  
www.reliance-foundry.com

TITLE  
**Bollard R-8464-RA**

SIZE C DWG NO. R8464RA REV C2

NOT TO SCALE SHEET 1 OF 1



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REVISIONS



PLANTING  
PLAN WEST

JOB NO. 202023

SCALE 1/16" = 1' - 0"

DRAWN MA

SHEET

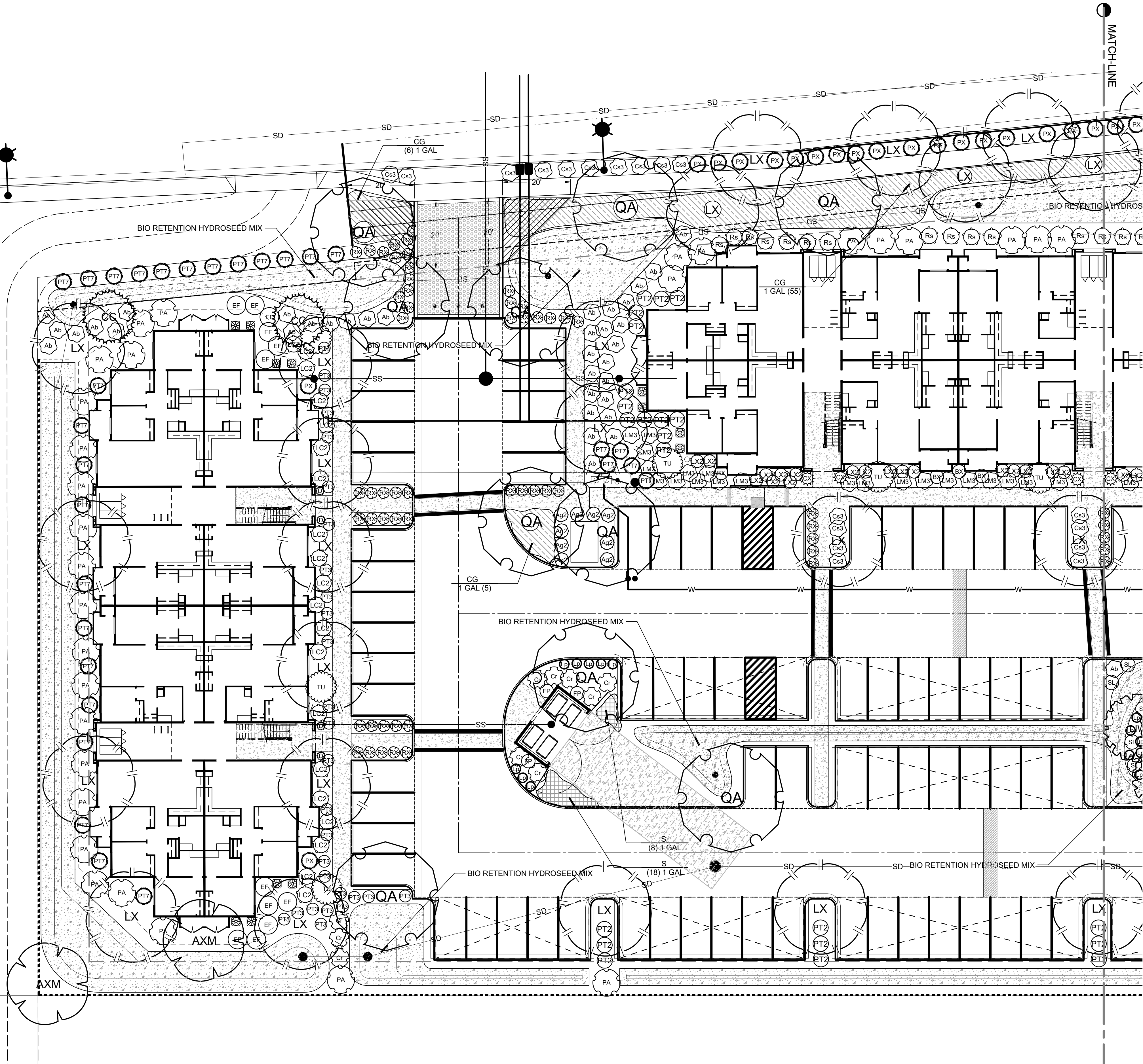
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DATE 10.2.2020

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PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	AJ	Acer rubrum 'Jamestown' / Jamestown Red Maple	24" box	9	
	AXM	Arbutus x 'Marina' / Arbutus Standard	24" box	6	
	CC	Cercis canadensis / Eastern Redbud	24" box	3	
	GB	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	24" box	1	
	LIW	Lagerstroemia indica 'Glendora White' / Glendora White Crape Myrtle	24" box	3	
	LX	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	24" box	36	
	MG	Magnolia grandiflora 'Majestic Beauty' TM / Southern Magnolia	24" box	3	
	QA	Quercus agrifolia / Coast Live Oak	24" box	14	
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	Ag2	Abelia x grandiflora / Glossy Abelia	5 gal	14	
	Ab	Abelia x grandiflora 'Confetti' / Variegated Abelia	5 gal	58	
	Cr	Cistus ladanifer 'Blanche' / Crimson-Spot Rockrose	5 gal	22	
	Cs3	Cistus salvifolius / Rockrose Sageleaf	5 gal	39	
	CP	Coleonema pulchrum 'Pacific Gold' / Pacific Gold Breath Of Heaven	1 gal	27	
	CX	Cordylina x 'Festival Grass' / Dracaena	5 gal	4	
	D	Dietsa bicolor / Fortnight Lily	1 gal	4	
	EF	Escallonia fradesii / Escallonia	5 gal	35	
	LM3	Lantana montevidensis 'Yellow' / Trailing Lantana	5 gal	40	
	LX2	Lavandula x intermedia 'Provence' / Provence Lavender	5 gal	44	
	LC	Loropetalum chinense / Green Loropetalum	5 gal	8	
	LC2	Loropetalum chinense rubrum 'Burgundy' / Burgundy Loropetalum	5 gal	46	
	MP	Myoporum parvifolium 'Putah Creek' / Putah Creek Myoporum	5 gal	26	
	PT2	Pittosporum tenuifolium 'Marjorie Channon' / Tawhiwhi	5 gal	47	
	PT3	Pittosporum tobira 'Wheeler's Dwarf' / Dwarf Pittosporum	5 gal	28	
	PA	Plumbago auriculata / Blue Plumbago	5 gal	46	
	Rs	Rhaphiolepis indica 'Springtime' TM / Springtime Indian Hawthorne	5 gal	26	
	RX	Rosa x 'Flower Carpet White' / Rose	1 gal	138	
SL	Salvia leucantha / Mexican Bush Sage	5 gal	31		
TU	Tibouchina urvilleana / Princess Flower	15 gal	8		
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	K	Koeleria glauca / Large Blue Hair Grass	1 gal	25	
	Lp	Lomandra longifolia Platinum Beauty / Variegated Mat Rush	1 GAL	55	
	PT7	Phormium tenax 'Wings of Gold' / New Zealand Flax	5 gal	53	
	PX	Phormium x 'Sunset' / New Zealand Flax	5 gal	82	
	SX	Sesleria x 'Greenlee' / Greenlee Moor Grass	1 gal	44	
VINES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	BX	Bougainvillea x 'San Diego Red' / Bougainvillea	15 gal	5	
	DB	Distictis buccinatoria / Blood Red Trumpet Vine	15 gal	2	
	FP	Ficus pumila / Creeping Fig	5 gal	5	
	TJ	Trachelospermum jasminoides / Star Jasmine Trellis	15 gal	5	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Am	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	1 GAL	72" o.c.	75
	CG	Ceanothus griseus horizontalis / Carmel Creeper	1 GAL	72" o.c.	108
	FA2	Festuca arundinacea 'Medallion' / Tall Fescue	sod		3,194 sf
	S	Sesleria x 'Greenlee' / Greenlee Moor Grass	1 GAL	30" o.c.	26
	2020-08-18 13:59				
RETENTION HYDROSEED MIX Mix of sedges and rushes			15,092 sf		
Carex barberae / Santa Barbara Sedge			3,773 sf		
Carex divisa / Berkeley Sedge			3,773 sf		
Juncus occidentalis / Western Rush			3,773 sf		
Juncus patens / California Gray Rush			3,773 sf		



0 16 32 48 feet  
SCALE: 1" = 16'



CROSSINGS ON WATSONVILLE ROAD  
15440 WATSONVILLE ROAD  
MORGAN HILL, CALIFORNIA

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REVISIONS



PLANTING  
PLAN EAST

JOB NO. 202023

SCALE 1/16" = 1' - 0"

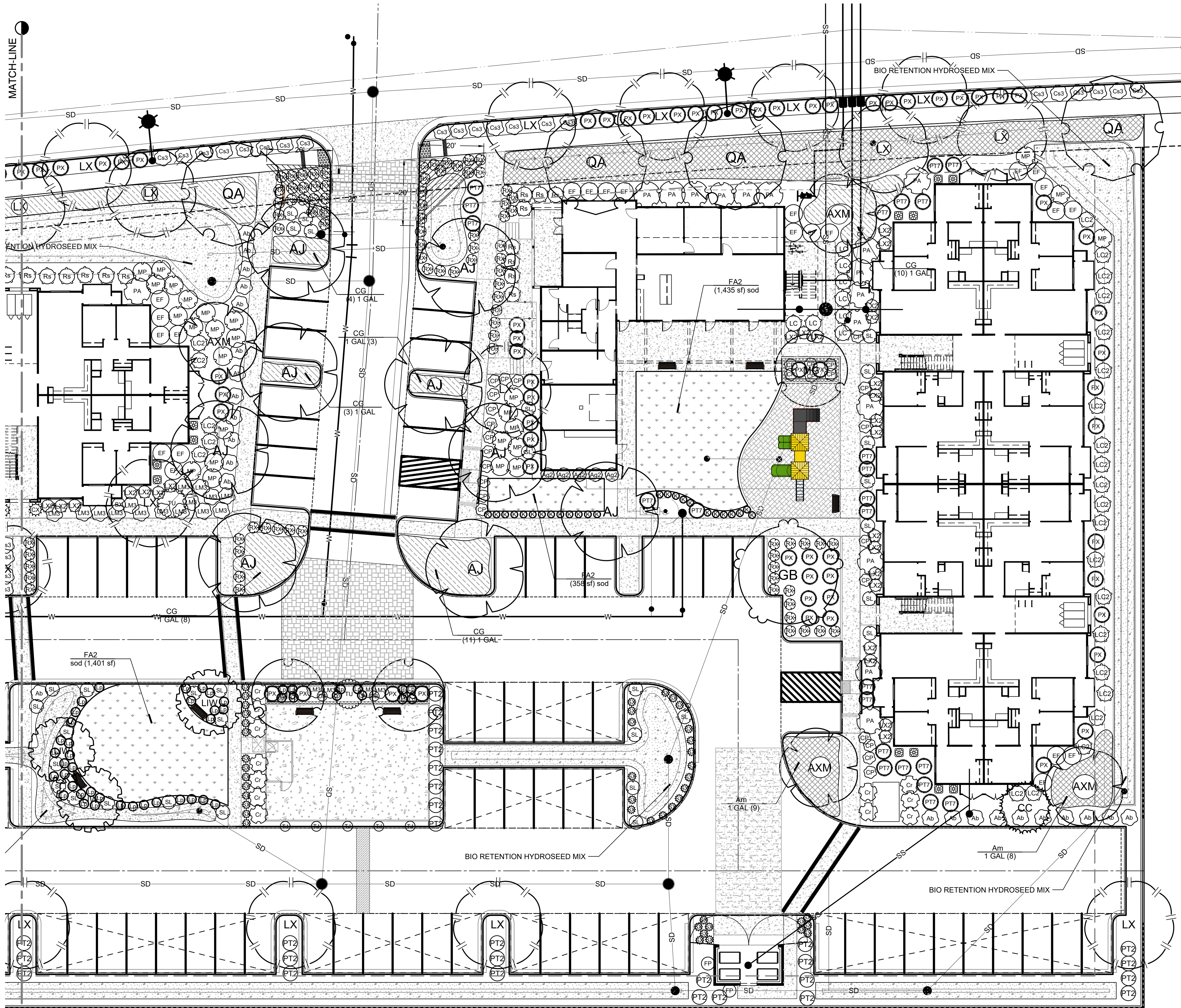
DRAWN MA

SHEET

CHECK JC/MA

DATE 10.2.2020

L-2.1



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	2020-10-02 10:55 QTY
	AJ	Acer rubrum 'Jamestown' / Jamestown Red Maple	24" box	9
	AXM	Arbutus x 'Marina' / Arbutus Standard	24" box	6
	CC	Cercis canadensis / Eastern Redbud	24" box	3
	GB	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	24" box	1
	LW	Lagerstroemia indica 'Glendora White' / Glendora White Crape Myrtle	24" box	3
	LX	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	24" box	36
	MG	Magnolia grandiflora 'Majestic Beauty' TM / Southern Magnolia	24" box	3
	QA	Quercus agrifolia / Coast Live Oak	24" box	14
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Ag2	Abelia x grandiflora / Glossy Abelia	5 gal	14
	Ab	Abelia x grandiflora 'Confetti' / Variegated Abelia	5 gal	58
	Cr	Cistus ladanifer 'Blanche' / Crimson-Spot Rockrose	5 gal	22
	Cs3	Cistus salvifolius / Rockrose Sageleaf	5 gal	39
	CP	Coleonema pulchrum 'Pacific Gold' / Pacific Gold Breath Of Heaven	1 gal	27
	CX	Cordylina x 'Festival Grass' / Dracaena	5 gal	4
	D	Diets bicolor / Fortnight Lily	1 gal	4
	EF	Escallonia fradesii / Escallonia	5 gal	35
	LM3	Lantana montevidensis 'Yellow' / Trailing Lantana	5 gal	40
	LX2	Lavandula x intermedia 'Provence' / Provence Lavander	5 gal	44
	LC	Loropetalum chinense / Green Loropetalum	5 gal	8
	LC2	Loropetalum chinense rubrum 'Burgundy' / Burgundy Loropetalum	5 gal	46
	MP	Myoporum parvifolium 'Putah Creek' / Putah Creek Myoporum	5 gal	26
	PT2	Pittosporum tenuifolium 'Majorie Channon' / Tawhiwhi	5 gal	47
	PT3	Pittosporum tobira 'Wheeler's Dwarf' / Dwarf Pittosporum	5 gal	28
	PA	Plumbago auriculata / Blue Plumbago	5 gal	46
	Rs	Rhaphtoelepis indica 'Springtime' TM / Springtime Indian Hawthorne	5 gal	26
	RX	Rosa x 'Flower Carpet White' / Rose	1 gal	138
	SL	Salvia leucantha / Mexican Bush Sage	5 gal	31
	TU	Tibouchina urvilleana / Princess Flower	15 gal	8
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	K	Koeleria glauca / Large Blue Hair Grass	1 gal	25
	Lp	Lomandra longifolia Platinum Beauty / Variegated Mat Rush	1 GAL	55
	PT7	Phormium tenax 'Wings of Gold' / New Zealand Flax	5 gal	53
	PX	Phormium x 'Sunset' / New Zealand Flax	5 gal	82
	SX	Sesleria x 'Greenlee' / Greenlee Moor Grass	1 gal	44
	BX	Bougainvillea x 'San Diego Red' / Bougainvillea	15 gal	5
	DB	Distichlis bucharoria / Blood Red Trumpet Vine	15 gal	2
	FP	Ficus pumila / Creeping Fig	5 gal	5
	TJ	Trachelospermum jasminoides / Star Jasmine Trellis	15 gal	5
VINES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Am	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	1 GAL	72" o.c. 75
	CG	Ceanothus griseus horizontalis / Carmel Creeper	1 GAL	72" o.c. 108
	FA2	Festuca arundinacea 'Medallion' / Tall Fescue	sod	3,194 sf
	S	Sesleria x 'Greenlee' / Greenlee Moor Grass	1 GAL	30" o.c. 28
	RETENTION HYDROSEED MIX		15,092 sf	
	Mix of sedges and rushes		3,773 sf	
	Carex barbarae / Santa Barbara Sedge		3,773 sf	
	Carex divisa / Berkeley Sedge		3,773 sf	
	Juncus occidentalis / Western Rush		3,773 sf	
	Juncus patens / California Gray Rush		3,773 sf	



CROSSINGS ON WATSONVILLE ROAD  
15440 WATSONVILLE ROAD  
MORGAN HILL, CALIFORNIA



Acer rubrum `Jamestown`  
Jamestown Red Maple



Arbutus x `Marina`  
Arbutus Standard



Cercis canadensis  
Eastern Redbud



Ginkgo biloba `Autumn Gold` TM  
Autumn Gold Maidenhair Tree



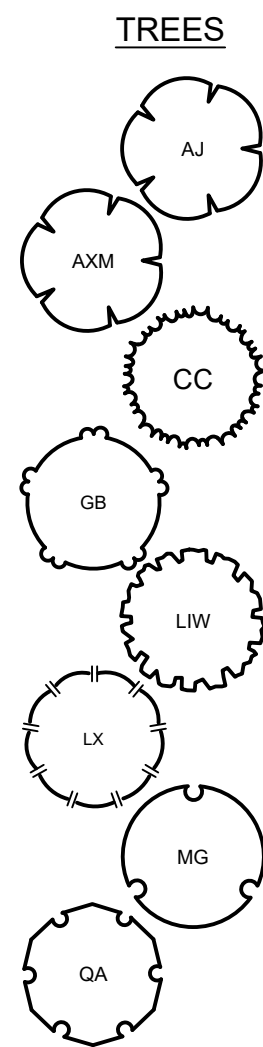
Lagerstroemia indica 'Glendora White'  
White Crape Myrtle



Laurus nobilis `Saratoga`  
Sweet Bay



Magnolia grandiflora `Majestic Beauty` TM  
Southern Magnolia



BOTANICAL / COMMON NAME	CONT
Acer rubrum `Jamestown` / Jamestown Red Maple	24" box
Arbutus x `Marina` / Arbutus Standard	24" box
Cercis canadensis / Eastern Redbud	24" box
Ginkgo biloba `Autumn Gold` TM / Autumn Gold Maidenhair Tree	24" box
Lagerstroemia indica `Glendora White` / Glendora White Crape Myrtle	24" box
Laurus x `Saratoga` / Saratoga Hybrid Laurel	24" box
Magnolia grandiflora `Majestic Beauty` TM / Southern Magnolia	24" box
Quercus agrifolia / Coast Live Oak	24" box



Pistacia chinensis 'Red Push'  
Red Push Chinese Pistache



Quercus agrifolia  
Coast Live Oak



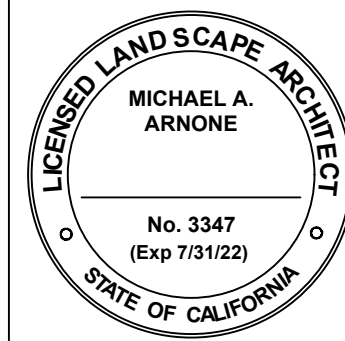
Quercus ilex  
Holly Oak

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REVISIONS



TREE IMAGES

JOB NO. 202023  
SCALE not to scale  
DRAWN MA SHEET  
CHECK JC/MA  
DATE 10.2.2020 L-2.2



CROSSINGS ON WATSONVILLE ROAD  
15440 WATSONVILLE ROAD  
MORGAN HILL, CALIFORNIA

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REVISIONS



PLANTING  
DETAILS & NOTES

JOB NO. 202023

SCALE as noted

DRAWN MA

SHEET

CHECK JC/MA

DATE 10.2.2020

L-2.3

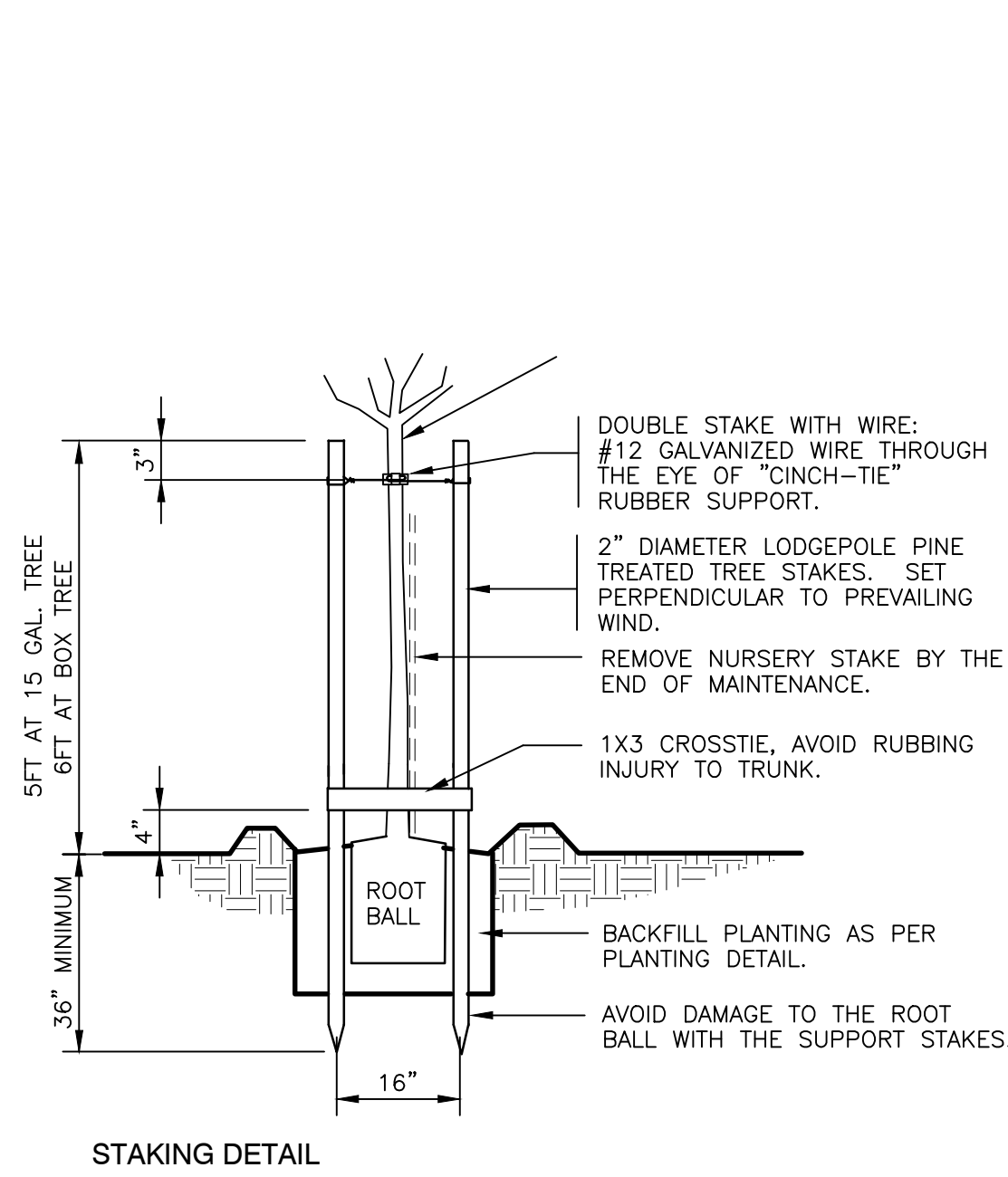
PLANTING NOTES

1. All existing trees, shrubs and ground covers to remain shall be protected. Any damage caused by Contractor's work shall be repaired or replaced at the Contractor's expense and be approved by the Landscape Architect.
2. Pre-planting should consist of adding the following fertilizer materials per 1000 sq ft of bed area:

Low salinity compost 6 cubic yards  
Gypsum 75.0 lbs  
Feather meal (12-0-0) 15.0 lbs  
Bone Meal (3-15-0) 30.0 lbs  
Potassium sulfate (0-0-50) 5.0 lbs

The above amendments should be thoroughly incorporated into the upper 6-8" of the soil profile.

3. After amending soil, grade all areas smooth with no localized depressions exceeding .5 inch. All areas shall surface drain with 1.5 percent minimum slope away from all buildings, paving or other structures.
4. Quantities are for aiding in bidding only. Contractor shall verify all quantities.
5. Contractor shall lay out plant material as per plan and receive approval from Landscape Architect prior to installation.
6. No plants shall be planted with root balls or new pits in a dry condition.
7. Plant all plants as per planting details in square pits with sides and bottoms thoroughly scarified. Do not amend backfill mix beyond initial topsoil amending unless noted.
8. All newly planted material shall be watered by deep soaking within 3 hours of planting.
9. All planting areas shall receive 3 inches of chipped wood bark top dressing (mulch).
10. Contractor shall be responsible for irrigating all new plant material until the entire project as been approved and accepted by Owner.
11. Thirty days after planting Contractor shall re-stake and straighten all trees as necessary to be approved by Landscape Architect.
12. Trees planted within 4' of paving shall have a root barrier installed as per manufacturer's specifications.





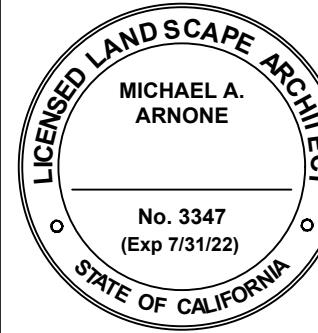
CROSSINGS ON WATSONVILLE ROAD  
15440 WATSONVILLE ROAD  
MORGAN HILL, CALIFORNIA

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REVISIONS



IRRIGATION  
PLAN WEST

JOB NO. 202023

SCALE 1/16" = 1' - 0"

DRAWN MA

SHEET

CHECK JC/MA

DATE 10.2.2020

L-3.0

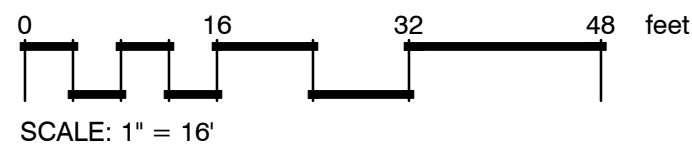
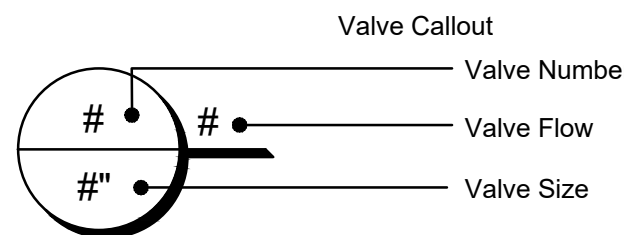
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	2020-08-20 10:39 PSI
	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	2	40
	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	14	40
	Hunter MP3000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	2	40
	Hunter MP800SR PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray ( arc 90-210), 360=Lime Green and Gray (arc 360)	10	40
	Hunter RZWS-18-CV 18" long RZWS with installed .25gpm or .50gpm bubble options, Check Valve, 1/2" swing joint for connection to 1/2" pipe	148	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	28
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	2
	Area to Receive Drip Emitters Rain Bird XB-PC (2) Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barbs inlet x barb outlet. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH emitters (4 assigned to each 15 gal plant)	49,854 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Nibco T-585-70 Line size full port bronze ball valve in valve box	5
	Hunter PGV-101-MM 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Male x Male (NPT Thread) Inlet/Outlet. Globe Configuration. With Flow Control.	11
	Rain Bird 33-DLRC 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.	15
	Hunter IBV-BSP-DC 1-1/2" 1", 1-1/2", 2", and 3" Brass Electric Master Valve, Globe Configuration, with BSP Threaded Inlet/Outlet, for Commercial/Municipal Use. With DC Latching Solenoid Factory Installed Option.	1
	Febco 825Y 1-1/2" Reduced Pressure Backflow Preventer	1
	Hunter ACC-4200-SS 42 Station Outdoor Modular Controller. With five ACM-600 module. High-End Commercial Use. Stainless Steel Cabinet.	1
	Hunter SOIL-CLIK The Soil-Clk probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.	1
	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	1
	Strong Box SBBC-40CR High profile, tube and wire construction smooth touch surface, cold rolled steel backflow enclosure. 40"L, 39"H, 25.5"W (101.6cm L, 99.06cm H, 64.77cm W).	1

	Irrigation Lateral Line: 3/4" and 1" (as needed) PVC Class 315	7,140 l.f.
	Irrigation Mainline: 2" PVC Schedule 40	1,380 l.f.
	Pipe Sleeve: 3" (or as needed) PVC Schedule 80	520 l.f.





CROSSINGS ON WATSONVILLE ROAD  
15440 WATSONVILLE ROAD  
MORGAN HILL, CALIFORNIA

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REVISIONS



IRRIGATION  
PLAN EAST

JOB NO. 202023

SCALE 1/16 = 1' - 0"

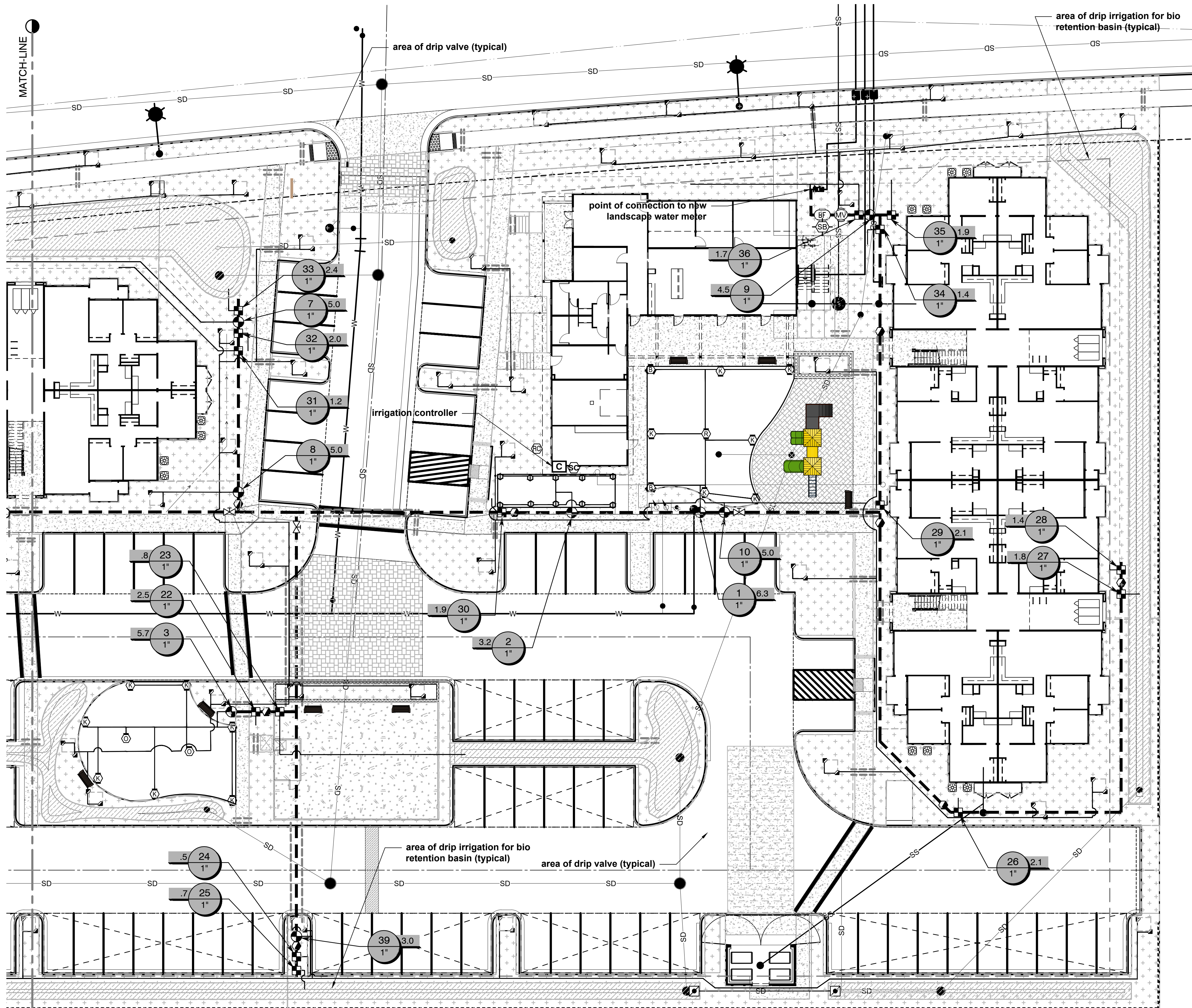
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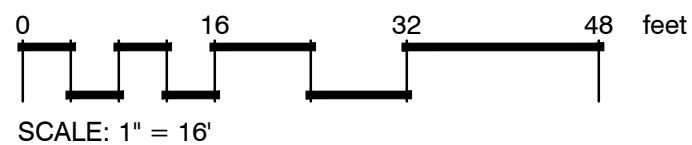
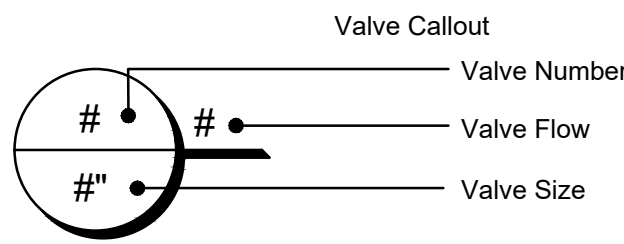
DATE 10.2.2020

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	2020-08-20 10:39 PSI
	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	2	40
	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	14	40
	Hunter MP3000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	2	40
	Hunter MP800SR PROS-06-PRS40-CV Turf Rotator, 6.0" pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. AD=Orange and Gray ( arc 90-210), 360=Line Green and Gray (arc 360)	10	40
	Hunter RZWS-18-CV 18" long RZWS with installed .25gpm or .50gpm bubbler options. Check Valve, 1/2" swing joint for connection to 1/2" pipe	148	30
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	28	
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	2	
	Area to Receive Drip Emitters Rain Bird XB-PC (2) Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph+blue, 1.0gph+black, and 2.0gph+red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH emitters (4 assigned to each 15 gal plant)	49,854 s.f.	
	Nibco T-585-70 Line size full port bronze ball valve in valve box	5	
	Hunter PGM-101-MM 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Male x Male (NPT Thread) Inlet/Outlet. Globe Configuration, With Flow Control.	11	
	Rain Bird 33-DLRC 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, Double Track Key Lug, and 2-Piece Body.	15	
	Hunter IBV-BSP-DC 1-1/2" 1", 1-1/2", 2", and 3" Brass Electric Master Valve, Globe Configuration, with BSP Threaded Inlet/Outlet, for Commercial/Municipal Use. With DC Latching Solenoid Factory Installed Option.	1	
	Febco 825Y 1-1/2" Reduced Pressure Backflow Preventer	1	
	Hunter ACC-4200-SS 42 Station Outdoor Modular Controller. With five ACM-600 module. High-End Commercial Use. Stainless Steel Cabinet.	1	
	Hunter SOIL-CLIK The Soil-Click probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.	1	
	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	1	
	Strong Box SBBC-40CR High profile, tube and wire construction smooth touch surface, cold rolled steel backflow enclosure. 40"L, 39"H, 25.5"W (101.6cm L, 99.08cm H, 64.77cm W).	1	
	Irrigation Lateral Line: 3/4" and 1" (as needed) PVC Class 315	7,140 l.f.	
	Irrigation Mainline: 2" PVC Schedule 40	1,380 l.f.	
	Pipe Sleeve: 3" (or as needed) PVC Schedule 80	520 l.f.	





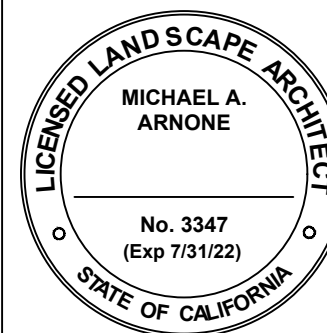
CROSSINGS ON WATSONVILLE ROAD  
15440 WATSONVILLE ROAD  
MORGAN HILL, CALIFORNIA

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REVISIONS



IRRIGATION  
DETAILS  
& NOTES

JOB NO. 202023

SCALE as noted

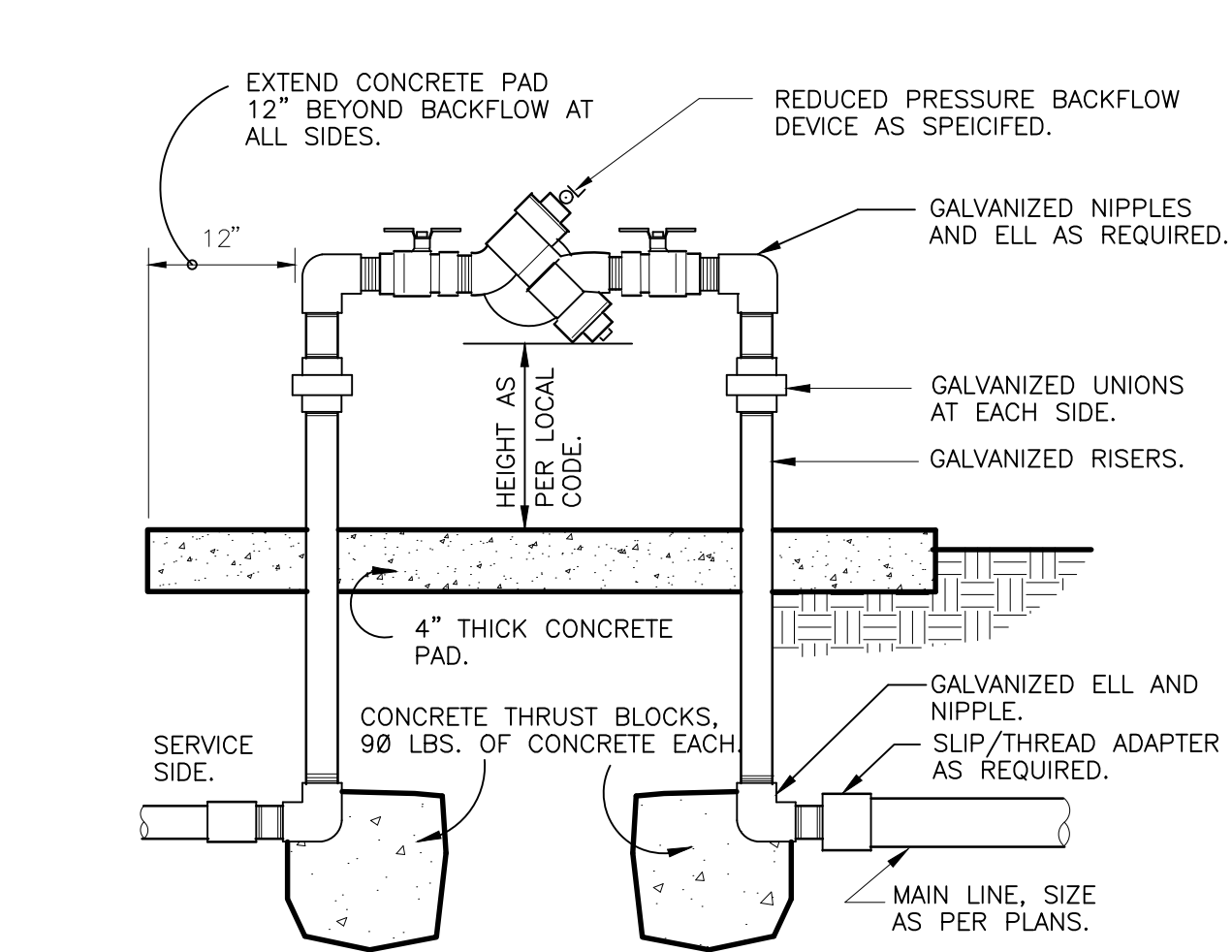
DRAWN MA

SHEET

CHECK JC/MA

DATE 10.2.2020

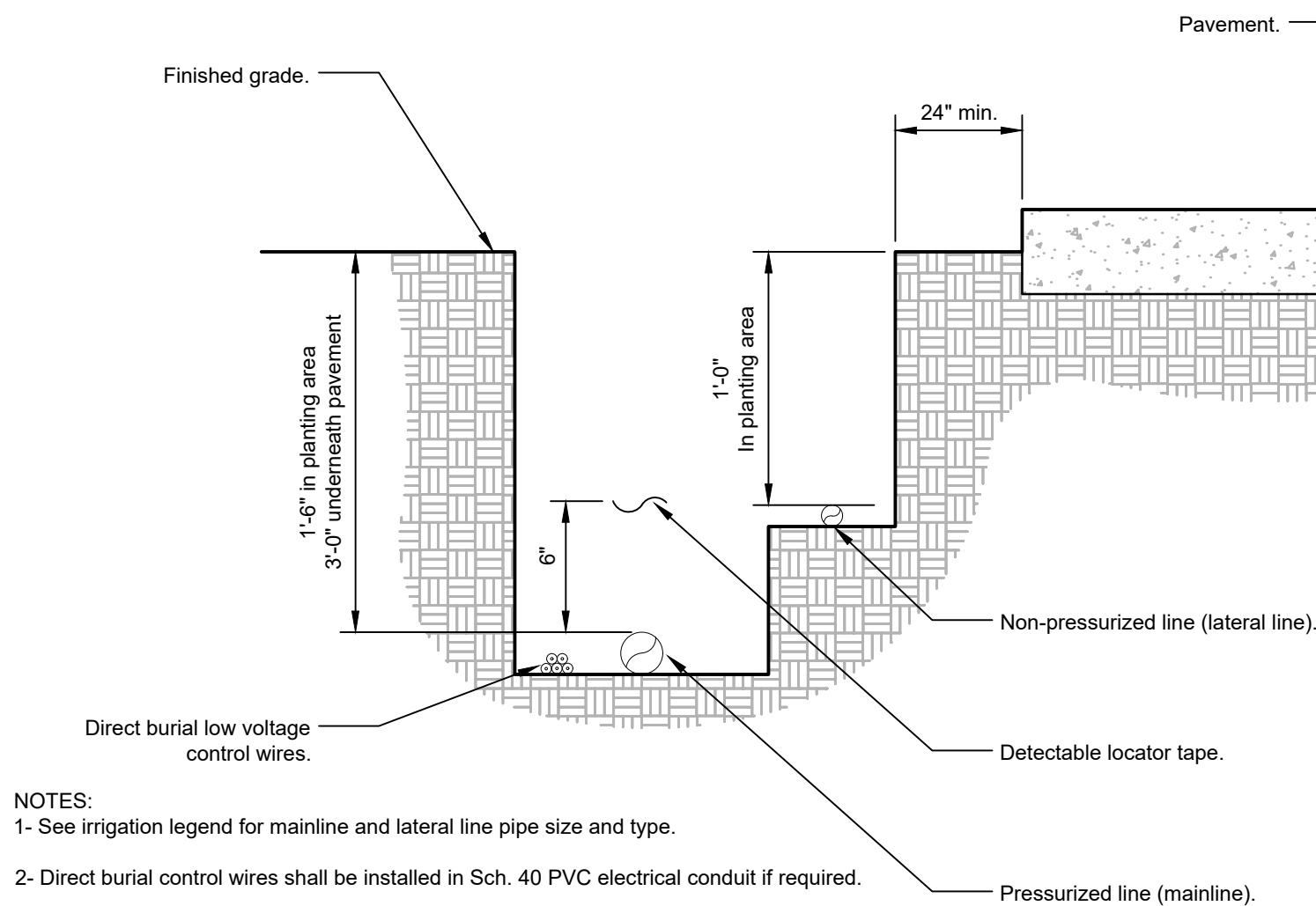
L-3.2



1 REDUCED PRESSURE BACKFLOW

1 1/2" = 1'-0"

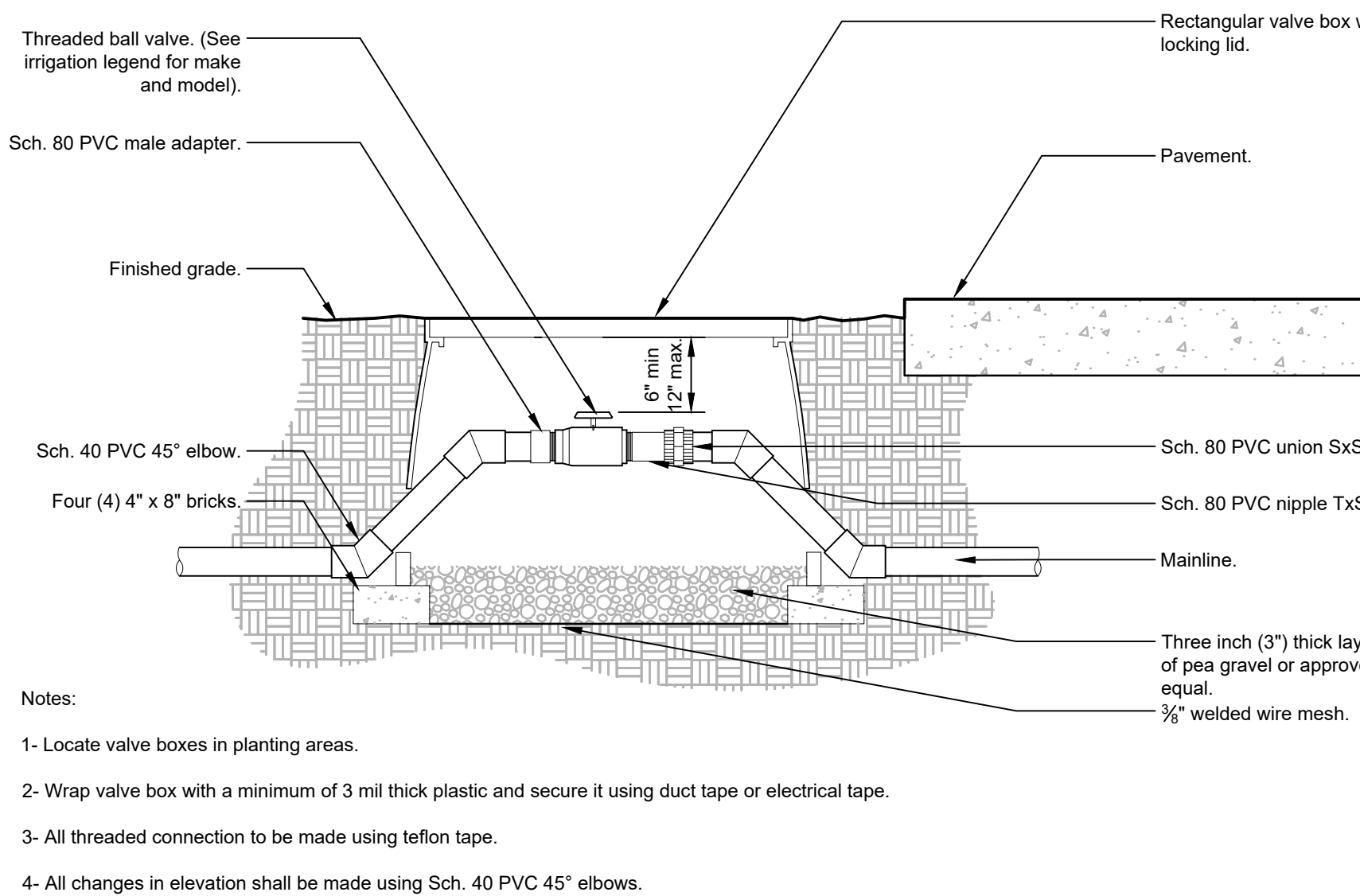
FX-IR-FX-BACK-04



2 IRRIGATION TRENCHING

1 1/2" = 1'-0"

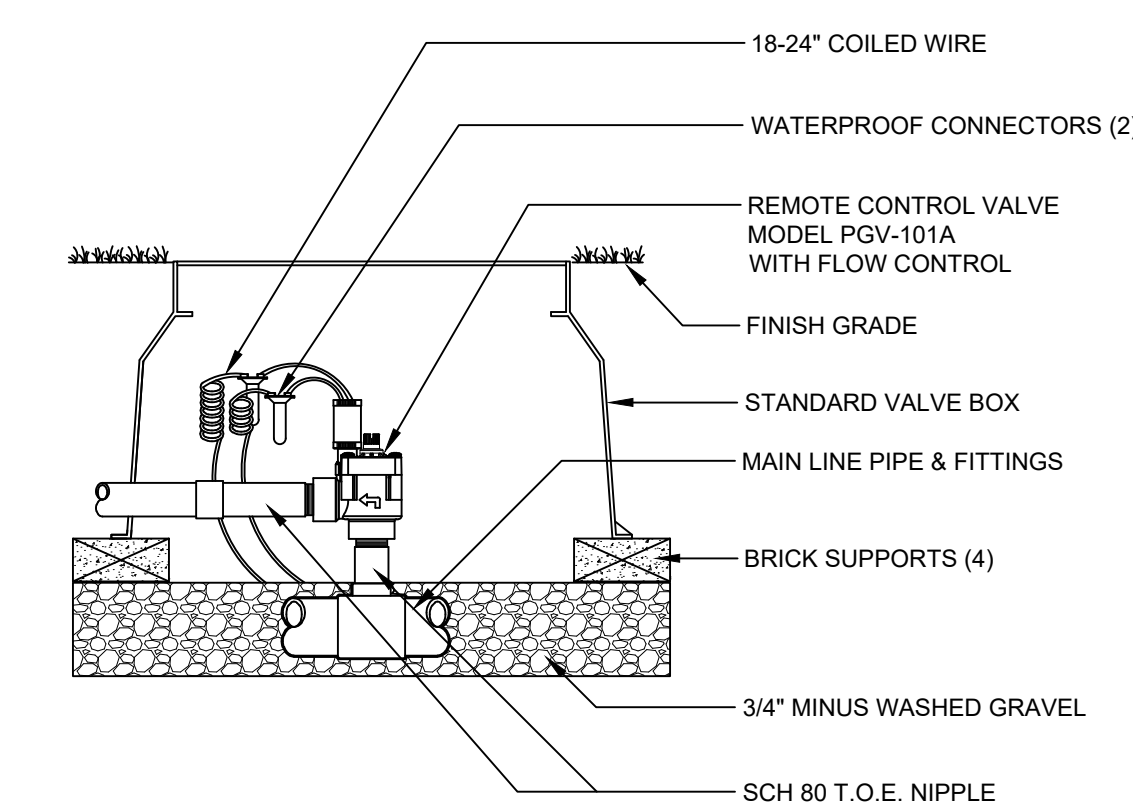
URBAN TREE FOUNDATION © 2014  
OPEN SOURCE FREE TO USE  
FX-IR-FX-AUXEQ-08



3 BALL VALVE - 3" AND SMALLER

1 1/2" = 1'-0"

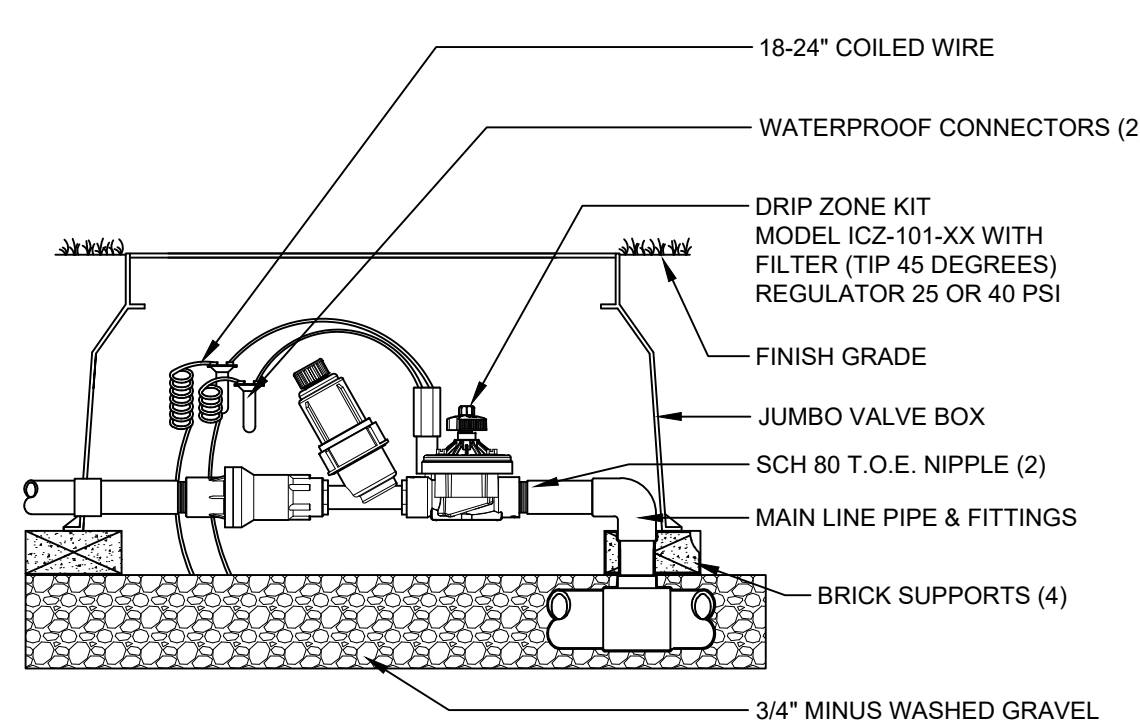
URBAN TREE FOUNDATION © 2014  
OPEN SOURCE FREE TO USE  
FX-IR-FX-SHUT-01



4 PGV ANGLE VALVE WITH FLOW CONTROL

1 1/2" = 1'-0"

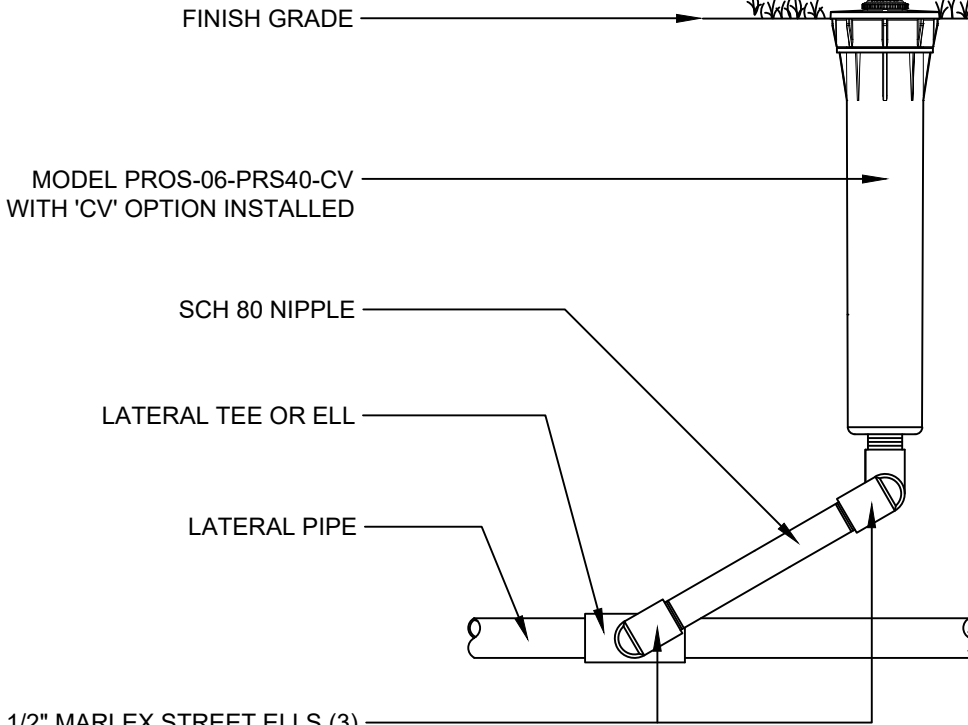
FX-IR-HUNT-VALV-01



5 ICZ-101 DRIP CONTROL ZONE

1 1/2" = 1'-0"

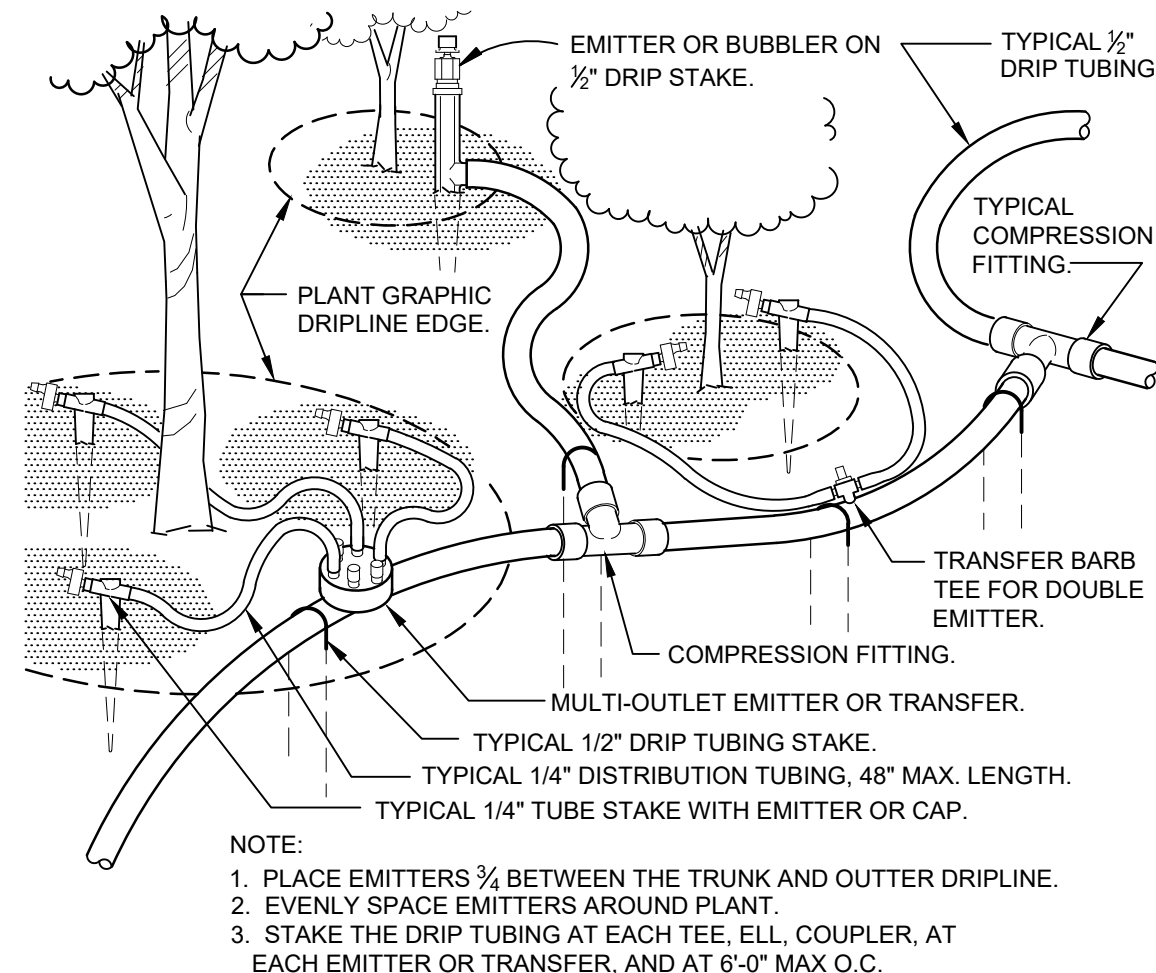
FX-IR-HUNT-DRIP-18



6 PROS-06-PRS40-CV MP ROTATOR SPRINKLER

3" = 1'-0"

FX-IR-HUNT-SPRA-78



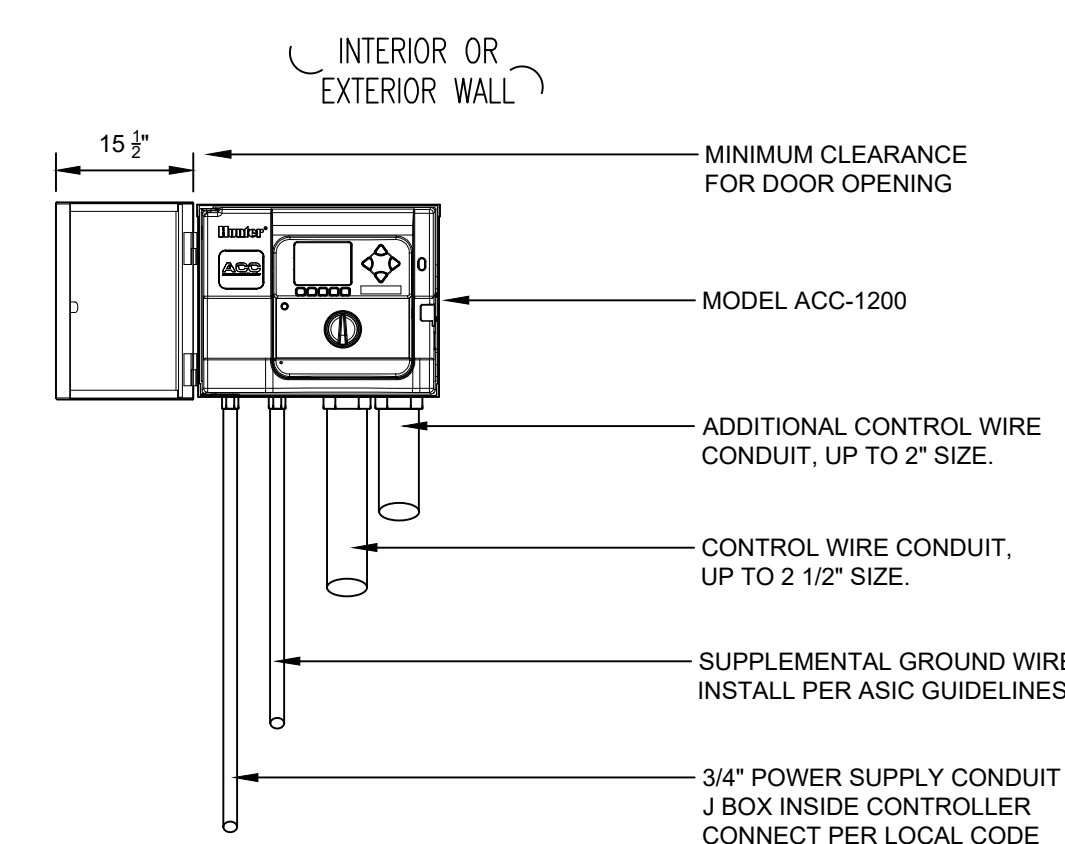
7 TYPICAL DRIP TUBING

1 1/2" = 1'-0"

FX-IR-FX-DRIP-01

IRRIGATION NOTES

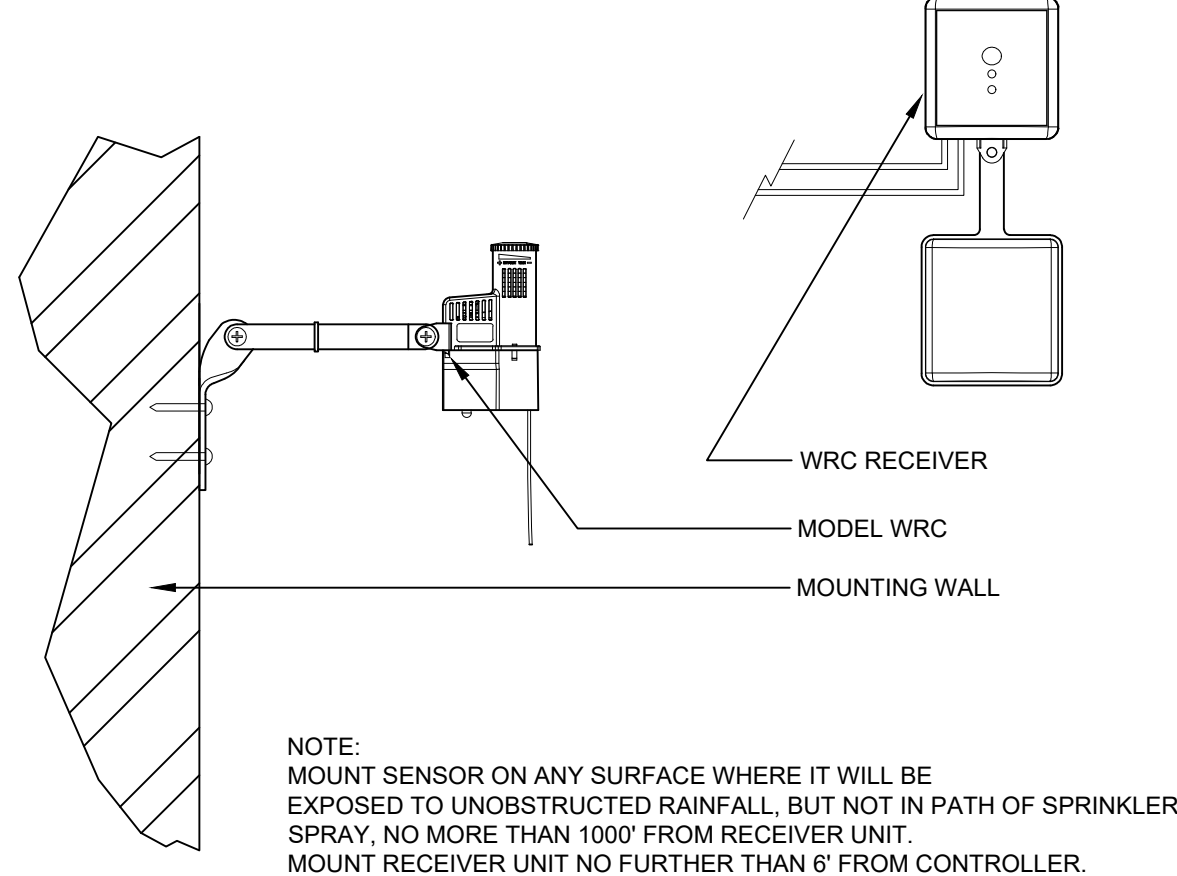
- Contractor shall notify U.S.A. ( Underground Service Alert) at 811, prior to start of any excavation or trenching.
- Contractor shall review all plans and documents pertaining to the project prior to the start of work to coordinate work with other trades. Contractor shall install irrigation system in accordance with all local codes and ordinances.
- Water service for irrigation will be taken from the new landscape irrigation meter. Verify location of meter in field prior to start of work. Contractor shall tee off the service line and install the mainline, remote control valves, drip valve assemblies, quick coupler valves, pop up heads, bubblers, and drip tubing as shown.
- Contractor shall install a manual shutoff valve at location shown for maintenance and repair.
- Overhead spray valves have been designed to operate at a maximum of 10 gallons per minute at 40 p. s. i.. Drip valves have been designed to operate at a maximum of 5 gallons per minute at 20 p. s. i.. Bubbler valves have been designed to operate at a maximum of 8 gallon per minute at 30 p.s.i.. Irrigation contractor shall verify a static pressure of at least 75 p.s.i. at the point of connection prior to the installation of the irrigation system. Should the p.s.i. or the g.p.m. be insufficient to operate either system, contractor shall notify landscape architect and request review of design. Extra stations are available on both of the controllers if needed.
- Contractor shall install a wall mount controller to be located at a power source to be provided. Controller is located on the east side of the community building. Contractor shall verify location of power and coordinate the general contractor and owner for final location. All electrical connections for the controller shall be installed by a licensed electrical contractor. All work shall comply with the most current standards and codes at the time of installation.
- The Wireless solar sync rain sensors should be mounted as per manufacturer's instructions on the eave of the community building. The soil moisture sensors shall be installed as per manufacturer's instructions in a planting area adjacent to the irrigation mainline.
- Irrigation design is diagrammatic. Mainline, valves, laterals and other irrigation equipment may be shown outside of planting beds for graphic clarity. All irrigation equipment shall be located in adjacent planting beds.
- Irrigation pipe depths: Mainlines under paving shall have 24" cover over pipes. Lateral lines under paving shall have 18" cover over pipes. Sleeves shall be located as per plan. Mainlines in planting beds shall have 12" of cover over pipes. Laterals in planting beds shall have 12" cover over pipes.
- Lateral lines (non pressure lines) sizing guidelines shall be as follows: 3/4" O.D. - 0 to 10 GPM; 1" O.D. - 11 to 15 GPM; 1 1/4" O.D. - 16 to 25 GPM; 1 1/2" O.D. 26 to 30 GPM; 2" O.D. 31 to 55 GPM. Refer to Irrigation Legend and plan sheets for further data.
- Control wires shall be 14 gauge UF direct burial wire. Use red for control wire and white for common wire. Contractor shall run one spare common and one spare control wire to each of the end valves. All low voltage wire connections shall be made only at remote control boxes. All connections shall be made with a 2' coil of wire for service. Connections shall be made with RainBird 'Snap-Tite' connectors or equal.
- Contractor shall determine the number and location of emitters based on the plant counts and actual plant locations in the field. Contractor shall adjust all drip distribution tubing to effectively irrigate all plant material.
- Contractor shall provide a minimum of one drip end cap assembly per drip zone for ease of flushing system.
- All mainline shall be 2" Sch. 40 PVC. All laterals shall be 3/4" Class 315 PVC unless noted as 1".



8 ACC CONTROLLER WALL MOUNT

1" = 1'-0"

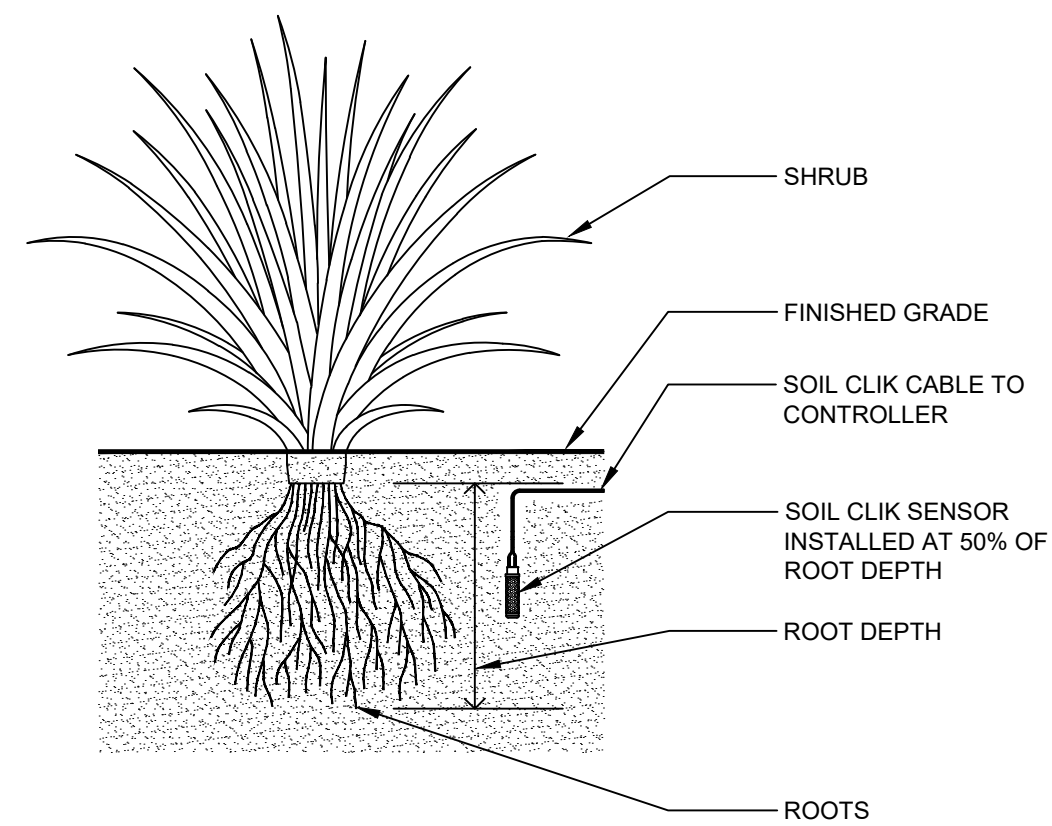
FX-IR-HUNT-CONT-05



9 WIRELESS RAIN-CLICK

3" = 1'-0"

FX-IR-HUNT-SENS-17



10 SOIL CLICK SENSOR INSTALLED IN SHRUB AREA

NOT TO SCALE

FX-IR-HUNT-SENS-09



Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name

ETo of City from Appendix A

Morgan Hill

Name of City

49.50 ETo (inches/year)

4209 Overhead Landscape Area (ft2)

51296 Drip Landscape Area (ft2)

0 SLA (ft2)

Total Landscape Area

55,505.00

Results:

(ETo) x (0.62) x [(0.55 xLA) + (1.0 - 0.55) X SLA]

936,896.65 Gallons

125,245.28 Cubic Feet

1,252.45 HCF

2.88 Acre-feet

0.94 Millions of Gallons

MAWA calculation incorporating Effective Precipitation (Optional)

Precipitation (Optional)

ETo of City from Appendix A

49.50 ETo (inches/year)

Total Landscape Area

55,505.00 LA (ft2)

Special Landscape Area

0.00 SLA (ft2)

Total annual precipitation (inches/year)

0.00 Eppt (in/yr)(25% of total annual precipitation)

Enter Effective Precipitation

Results:

MAWA = [(ETo - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]

-

-

-

-

-

Gallons

Cubic Feet

HCF

Acre-feet

Millions of Gallons

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.						
Plant Water Use Type		Plant Factor				
Very Low		0 - 0.1				
Low		0.2 - 0.3				
Medium		0.4 - 0.6				
High		0.7 - 1.0				
SLA		1				

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft2) Without SLA	Irrigation Efficiency (IE)	(PF x HA (ft2))/IE
Zone 1	Drip	Medium	0.40	13,762	0.81	6,796
Zone 2	Overhead Spray	Medium	0.40	1,015	0.75	541
Zone 3	Drip	Low	0.30	32,947	0.81	12,203
Zone 4	Drip	Medium	0.40	1,758	0.81	868
Zone 5			0.00	2,829		
Zone 6	Overhead Spray	High	0.90	3,194	0.75	3,833
						24,241
SLA						0
Sum						55,505

Results

MAWA = 936,897

ETWU=

743,954 Gallons

99,452 Cubic Feet

995 HCF

2 Acre-feet

1 Millions of Gallons

ETWU complies with MAWA

HYDROZONE MAP LEGEND		
SYMBOL	DESCRIPTION	2020-10-02 10:50 QTY
	BIO RETENTION AREA	13,762 s.f.
	BUBBLER AT EACH TREE	1,015 s.f.
	DRIP LOW WATER USE	32,947 s.f.
	DRIP MODERATE WATER USE	1,758 s.f.
	NON IRRIGATED BARK CHIP PLAY AREA	2,829 s.f.
	TURF GRASS OVERHEAD SPRAY	3,194 s.f.
	TOTAL LANDSCAPE AREA	55,505 s.f.

0 30 60 90 feet  
SCALE: 1" = 30'

Michael Arnone + Associates  
LANDSCAPE ARCHITECTURE

mike@arnonelandscape.com 831.462.4988

CROSSINGS ON WATSONVILLE ROAD  
15440 WATSONVILLE ROAD  
MORGAN HILL, CALIFORNIA

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#### REVISIONS

#### HYDROZONE MAP & WATER USE CALCULATIONS

JOB NO. 202023

SCALE 1" = 30' - 0"

DRAWN MA

SHEET

CHECK JC/MA

DATE 10.2.2020

L-3.3